



Uplands Avenue, Werrington, Stoke-On-Trent, ST9 0LE.  
Offers in the Region Of £205,000

Whittaker Est. 1930  
& Biggs

# Uplands Avenue, Werrington

Stoke-On-Trent, ST9 0LE.

This three bedroom semi detached family home is nestled on an impressive plot, having driveway to the frontage, enclosed rear garden and garage to the side. The property boasts three reception rooms, kitchen utility/WC, dining kitchen and three well proportioned bedrooms.

You're welcomed into the property via the porch, then through to the hallway. The living room is located to the front of the property and incorporates a feature fireplace, half bay window and double doors to the dining room. The dining room has ample space for a dining table and chairs and access to the garden room. The garden room provides excellent views over the garden and patio door access. The breakfast kitchen has a good range of units fitted to the base and eye level, space for a dining table and chairs and useful storage cupboard. A rear porch area provides access to the Utility/WC with space for a washing machine and dryer.

To the first floor are three bedrooms, with bedroom one having a half bay window and bedroom two having a built-in cupboard housing a Baxi gas fired boiler. The bathroom comprises of a panel bath with mixer tap, vanity wash hand basin and built in cistern.

Externally to the front is a paved/block driveway, walled boundary, gravel area and gated access to the side. The rear garden is laid to patio, lawn, fenced with well stocked borders.

A viewing is highly recommended to appreciate this homes location, plot, spacious layout and potential.

## Situation

This family home is situated in the popular residential area of Werrington and is well placed for commuting to Leek, Cheadle and The Potteries. Ideal for a family, being within easy walking distance of good local schools and amenities.



### Porch

Upvc double glazed door to the front elevation, Upvc double glazed window to the front and side.

### Hallway

Wood glazed door to the front elevation, stairs to the first floor, radiator.

**Living Room** 13' 8" x 12' 10" (4.16m x 3.92m) max measurements

Upvc double glazed half bay window to the front elevation, Upvc double glazed door into porch, radiator, living flame gas fire, tiled hearth, brick surround.

**Dining Room** 11' 10" x 10' 9" (3.60m x 3.28m)

Aluminum double glazed doors into the garden room, radiator.

**Garden Room** 9' 6" x 7' 10" (2.90m x 2.39m)

Aluminum double glazed patio doors to the garden, tiled floor.

**Breakfast Kitchen** 17' 6" x 8' 11" (5.34m x 2.71m)

Upvc double glazed window to the rear elevation, Upvc double glazed window to the side, range of unit to the base and eye level, composite sink with mixer tap, space for fridge, space for free standing oven, space for a dining table and chairs, understairs cupboard with light.

### Rear Hallway Area

Upvc double glazed door to the rear.

**Utility/WC** 5' 11" x 4' 11" (1.80m x 1.50m)

Upvc double glazed window to the rear, low level WC, space and plumbing for a washing machine, space for a dryer.

**Garage** 19' 8" x 9' 6" (6.00m x 2.90m)

Electric up and over door, glazed window to the side, light and power.

### First Floor

#### Landing

Upvc double glazed window to the side elevation.

**Bedroom One** 13' 9" x 12' 10" (4.19m x 3.91m)

Upvc double glazed half bay window to the frontage, radiator.

**Bedroom Two** 11' 10" x 10' 11" (3.61m x 3.33m)

Upvc double glazed window to the rear, radiator, storage cupboard housing Baxi combination boiler.

**Bedroom Three** 8' 11" x 8' 4" (2.73m x 2.55m) max measurements

Upvc double glazed window to the rear, radiator, loft access.

**Bathroom** 7' 0" x 6' 9" (2.13m x 2.07m)

Upvc double glazed window to the frontage, panel bath, chrome mixer taps, hand held shower, vanity wash hand basin, low level WC, radiator.

#### Externally

Flagged and block paved driveway, area laid to gravel, well stocked borders, walled boundary. To the rear is a flagged patio, area laid to lawn, well stocked borders, fenced boundary.



Note:  
Council Tax Band: C

EPC Rating: D

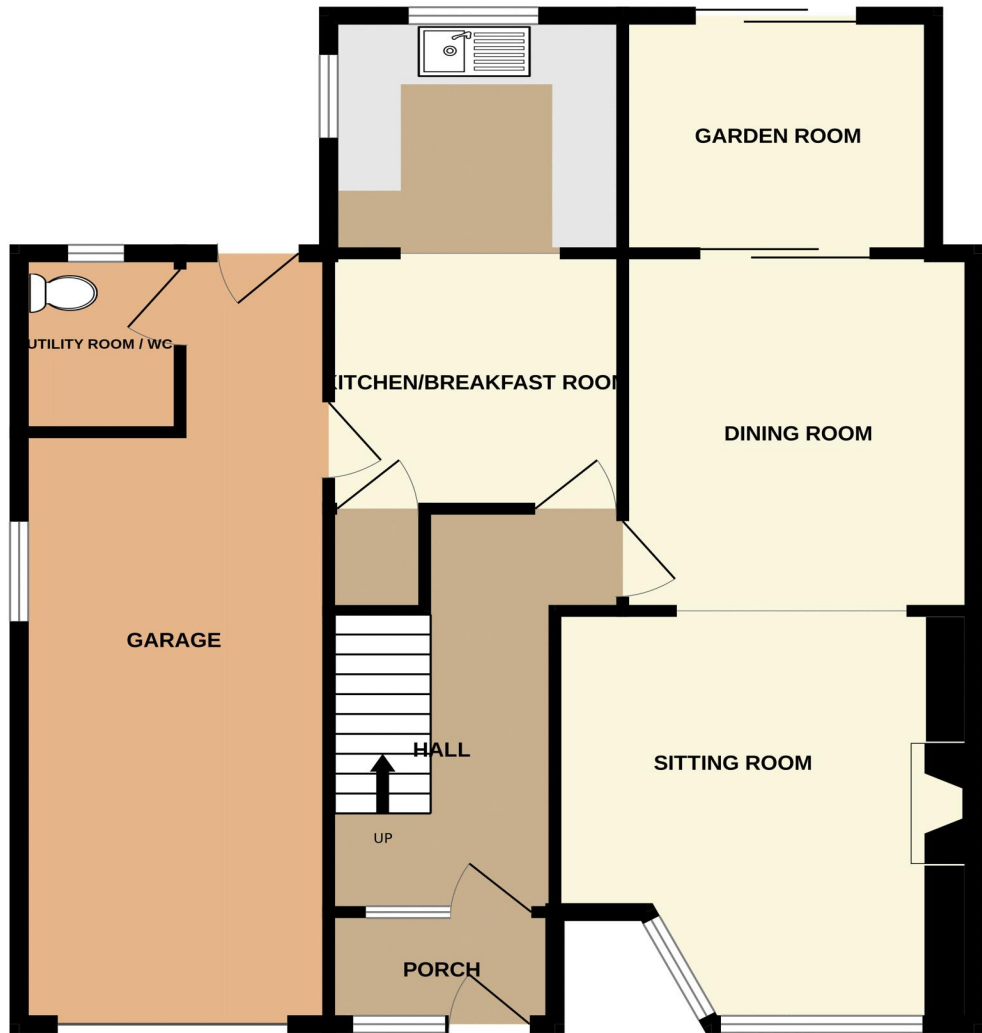
Tenure: believed to be Freehold



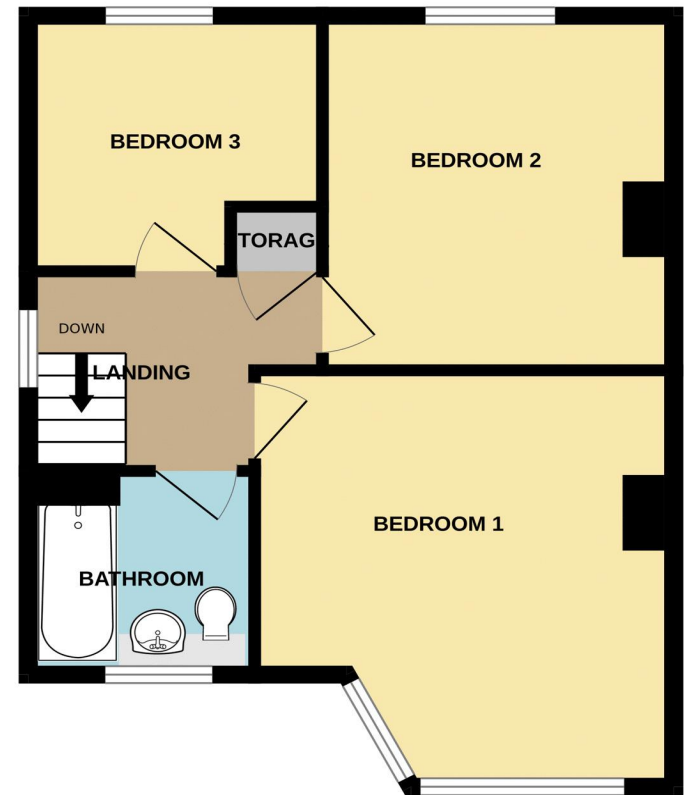




GROUND FLOOR



1ST FLOOR





## Directions

From our Derby Street Leek office proceed into Haywood Street at the traffic lights turn left into the A520 Cheddleton Road, follow this road through the villages of Leekbrook, Cheddleton and Wetley Rocks and upon reaching the traffic lights at Cellarhead turn right onto the A52 Cellarhead Road. Follow this road which then becomes Ashbank Road and at the traffic lights turn right into Washerwall Lane, continue along this road for a short distance taking the second turning left into Uplands Avenue.

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