



77 Heath Avenue
Werrington



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

77 Heath Avenue
Werrington
Staffordshire, ST9 0HU

- This three bedroom detached property is located in a highly sought after and well regarded location at Cellarhead.
- The property offers good sized accommodation and boasts some fantastic views over the surrounding countryside and backs onto fields.
 - Benefiting from double glazing and gas fired central heating.
- Accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Conservatory, Kitchen, Utility Room and W.c to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- Driveway to the front providing off street parking leading to an attached single garage and lawned area.
- Good sized rear garden that is laid mainly to lawn with fields behind.
- The property is offered For Sale with No Upward Chain involved.

Offers in the region of: £220,000



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Leek Office - 01538 383344



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**BURY &
HILTON**
EST. 1984





Accommodation

Entrance Porch

Access to:

Entrance Hall

Radiator. Stairs off.

Living Room

Radiator. Double doors to:

Conservatory

Radiator. Sliding doors to rear.

Kitchen

Wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Cooker point. Radiator. Tiled walls.

Utility Room

Plumbing point. Tiled walls. Rear door. Access to garage.

WC

W.c. Wash basin. Tiled walls.

Landing Area

Loft access.

Bedroom

Radiator. Fitted wardrobes and storage units.

Bedroom

Radiator.

Bedroom

Window to front.

Bathroom

Bath. W.c. Wash basin. Radiator. Airing cupboard. Tiled walls.





Outside

Driveway to the front providing off street parking leading to an attached single garage and lawned area. Good sized rear garden that is laid mainly to lawn with fields behind.

Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band D & TBA

Viewing

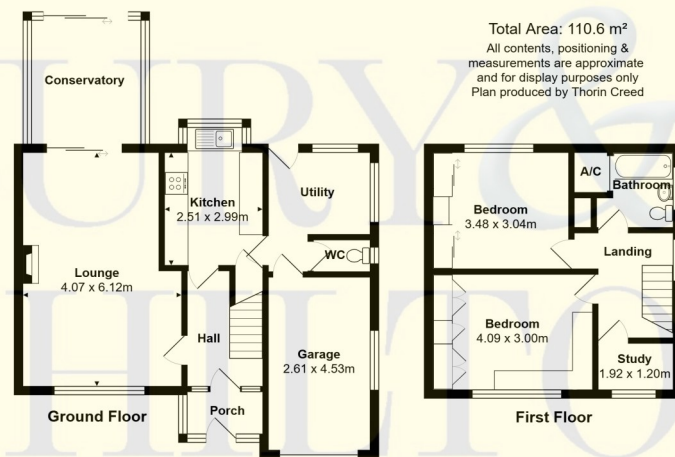
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty

Agents Note:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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