



222 Werrington Road  
Stoke-On-Trent



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

## 222 Werrington Road

Stoke-On-Trent  
Staffordshire  
ST2 9AW

- \* A spacious two bedroom double fronted mid-terrace property requiring modernisation and improvement throughout.
- \* The property is located in a convenient position for shops, amenities and for travelling into Hanley town centre.
- \* Accommodation briefly comprises: Entrance Hall, Living Room, Lounge, Kitchen, Rear Hall and Bathroom to the ground floor. Landing Area and Two double Bedrooms to the first floor.
- \* Enclosed rear yard area and driveway providing the option of off street parking.
- \* The may be of interest to builders and speculators.
- \* The property is offered For Sale with No Upward Chain involved.



Price Guide £60,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





## General Information

### Entrance Hall

Stairs off.

### Living Room

Gas fire. Electric fire.

### Lounge

Gas fire. Electric heater.

### Kitchen

Wall and base units. Stainless steel sink unit with drainer. Plumbing point. Electric heater. Cooker point.

### Rear Hall

Side door.

### Bathroom

Bath. W.c. Wash basin. Electric heater. Airing cupboard.

### First Floor

### Landing Area

Access to:

### Bedroom

Storage cupboard. Electric heater.

### Bedroom

Built-in wardrobes. Electric heater.

### Outside

Enclosed rear yard area with the option of off street parking.

### Viewing

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

### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

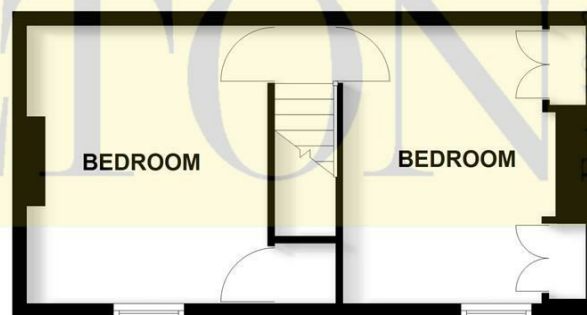
## GROUND FLOOR

APPROX. 525.0 SQ. FEET



## FIRST FLOOR

APPROX. 334.8 SQ. FEET



TOTAL AREA: APPROX. 859.7 SQ. FEET

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

### Method of Sale

The property is offered for sale by private treaty.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: [leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

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