



24 Kaydor Close

, Werrington, Staffordshire, ST9 0NA

Asking price £220,000



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"And into the forest I go, to lose my mind and find my soul" - John Murr.

Nestled within the tranquil confines of a cul-de-sac, in the much sought after village of Werrington, lies this three bedroom semi-detached home. With the picturesque Wetley Moor common just a stone's throw away, this residence offers a delightful views of lush woodlands from both the living room and main bedroom. Featuring three generously proportioned bedrooms, further enhanced by the convenience of off-road parking.



Denise White Estate Agent Comments

A highly desirable three bedroom semi detached property situated in private position with views over the coppice to the frontage. The home is well presented and boasts off road parking along with a good sized garage / workshop and garden to the rear.

Inside, the ample accommodation includes an entrance hallway, a cosy living room, and a spacious kitchen/dining area with convenient access to the garage on the ground floor. Upstairs, three comfortably sized bedrooms and a well-appointed bathroom suite are arranged off the landing, ensuring comfortable living spaces throughout.

Location

Situated on a small cul-de-sac in Werrington, a thriving village community in the Staffordshire Moorlands and would make an ideal base for anyone commuting to Stoke-on-Trent or Newcastle-under-Lyme, with excellent public transport links, making commuting a breeze. Nearby schools and local amenities are within easy reach, ensuring convenience for daily life. Additionally, the property is surrounded by green spaces, with Wetley Moor Common right on your doorstep and woodland views from the lounge and main bedroom.

Entrance Hallway

Carpet. Radiator. Staircase leading to the first floor. uPVC double glazed door to the front aspect, uPVC double glazed window to the side.

Living Room 14'4" x 12'11" (4.37 x 3.96)

Carpet. Radiator. Feature fireplace. Radiator. uPVC double glazed bay window to front aspect. Coving. Ceiling rose.

Kitchen / Dining Room 17'0" x 9'3" (5.20 x 2.84)

Lino flooring. Wall length radiator. A good range of fitted units to the base and eye level. Electric cooker. Extractor fan. Composite one and a half sink drainer. Plumbing for washing dishwasher. uPVC double glazed patio doors and window to rear aspect. Coving. Ceiling rose.

First Floor

Carpet. uPVC double glazed window to the side aspect. Storage cupboard. Loft access.

Bedroom One 11'10" x 10'2" (3.62 x 3.10)

Carpet. Radiator. uPVC double glazed window to the front aspect. Coving.

Bedroom Two 10'9" x 9'3" (3.29 x 2.83)

Carpet. Radiator. uPVC double glazed window to the rear aspect. Coving.

Bedroom Three 8'1" x 7'1" (2.47 x 2.16)

Carpet. Radiator. uPVC double glazed window to the front aspect. Coving.

Bathroom 8'0" x 5'5" (2.45 x 1.67)

Lino flooring. Corner bath with shower over. Low-level WC. Vanity wash hand basin. uPVC double glazed window to the rear aspect.

Garage / Workshop

Stone flagged flooring, electric roller door to the front aspect. uPVC double glazed door and window to the side aspect. Units to the base. Plumbing for a washing machine. Light and power connected.

Outside

To the front is a tarmac driveway, area laid to gravel with established shrubbery. Overlooking the woodland which provides a public footpath. To the rear is a patio and lawn area, mature trees, plants and shrubs and plants boundaries.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

Currently with a tenant in-situ paying £900 per calendar month. This would produce an annual yield of 4.9%.

Can be sold with vacant possession.

No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team all can help and advice with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

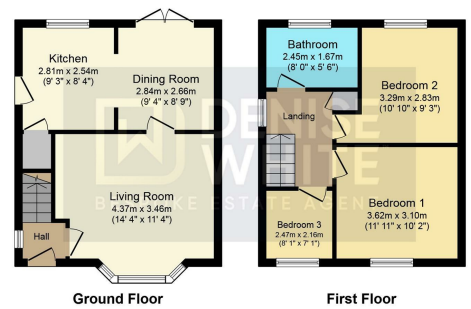
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Area Map

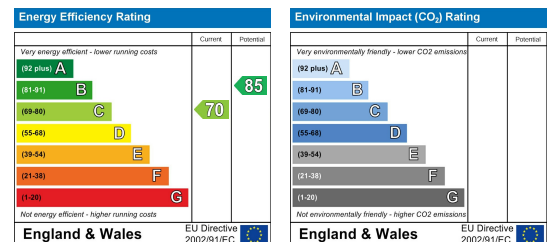


Floor Plans



Total floor area 68.7 m² (740 sq ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyFox

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk