



## 4 Wilton Avenue, Werrington, Staffordshire, ST9 0HZ

Offers in the region of £195,000

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\*This house is a blank canvas, you can be the artist\*

A three bedroom traditional semi detached home that is brimming with potential to design and develop into a home of your own tastes and requirements. A loving family home for many years, it is now time to pass onto new owners. With off road parking, a large garage/workshop, and a good size garden, this could be a beautiful family home.

#ForSale #BlankCanvas #DreamHome\*

### Denise White Estate Agents Comments

Introducing a traditional three bedroom semi-detached property with immense potential for modernisation throughout. This property presents an exciting opportunity for those seeking to create their dream home.

Located in a popular residential area, the plot provides off-road parking to the front, with ample space for multiple vehicles, and a good-sized rear garden which backs on to the playing fields of Moorside school and offers limitless potential for landscaping and creating a beautiful outdoor retreat.

As you enter the property, you are greeted by a spacious entrance hall, providing access to the accommodation. To the left is an open plan living / dining area which benefits from large windows to the front and rear aspect creating a bright and airy atmosphere. The sun room is accessed by sliding doors and overlooks the rear garden. There is also a large kitchen which offers a perfect canvas for a modern and stylish culinary space. The garage spreads the length on the property and provides ample storage solutions and also houses a WC.

Moving upstairs, you will find three bedrooms, two of which are spacious doubles and the third a box room which could also be utilised as an office space. The rooms offer versatility, allowing for personalized design and individual flair. A good sized family bathroom fitted with a modern suite services the three bedrooms and completes the first floor accommodation.

In addition, this property has approved planning permission for a first-floor extension over the existing garage, allowing for the creation of another bedroom and bathroom. This presents an excellent opportunity to expand the living space, adding value and functionality to the property. The details can be viewed on the Staffordshire Moorlands District Council website with application number SMD/2023/0141.

In summary, this three bedroom semi-detached

property is a blank canvas awaiting your personal touch. With the potential for modernisation, a good-sized garden, and approved planning permission for expansion, it offers the perfect opportunity to create a dream home. Don't miss out on this fantastic chance to transform this property into a haven of modern living.

### Location

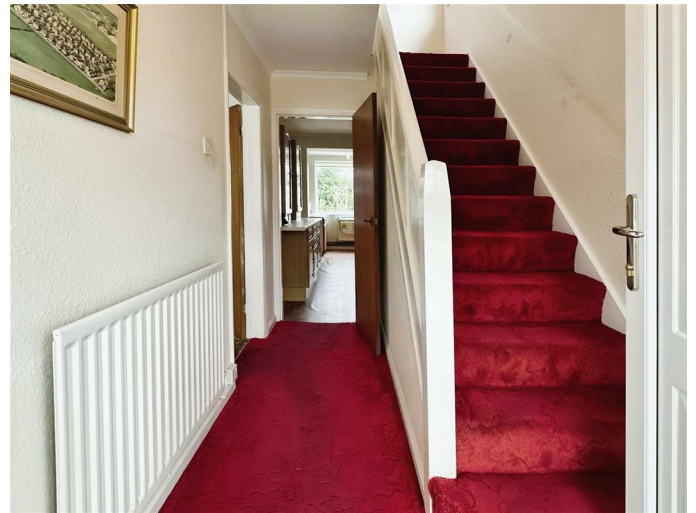
Werrington is a village in the Staffordshire Moorlands district of Staffordshire, ideally located within easy travelling distances to the road networks of the A50, A500 and M6 and about 5 miles (8 km) east of Stoke-on-Trent city centre. The quaint market towns of Leek and Cheadle are also within easy reach. The property is located on a most popular and highly regarded residential area close to the local amenities the village offers and local schools.

### Entrance Porch

Tiled flooring, uPVC door to the front aspect, uPVC double glazed windows to the front and side aspects, access into the entrance hall.

### Entrance Hall

6'4" x 10'3" (1.95 x 3.14)



Fitted carpet, wall mounted radiator, stairs, off to the first floor accommodation, ceiling light.

## Living / Dining Room

11'6" x 20'9" (3.52 x 6.34)



fitted carpet, uPVC Double glazed window to the front aspect, electric fire, wall mounted radiator, two ceiling lights, glass sliding doors into sunroom.

## Sun Room

9'0" x 7'0" (2.75 x 2.15 )



Fitted carpet, wall mounted radiator, uPVC double glazed window to the rear aspect, ceiling light.

## Kitchen

17'5" x 7'3" (5.31 x 2.23)



Laminate flooring, a range of wall and base units with laminate worksurfaces over, Inc, stainless steel sink and drainer unit with tap above, wall mounted boiler, wall mounted radiator, under stairs storage, UPVC double glaze window to the rear aspect, window to the side aspect, uPVC door to the garage.

## First Floor Landing



Fitted carpet, obscured UPVC double glazed window to the side aspect, ceiling light, loft access.

### Bedroom One

9'11" x 11'8" (3.04 x 3.58 )



Fitted carpet, wall mounted radiator, UPVC double glazed window to the front aspect, coving, ceiling light.

### Bedroom Two

9'10" x 11'8" (3.02 x 3.58 )



Fitted, wall mounted radiator, built in wardrobe and cupboard, uPVC double glazed window to the rear aspect, coving, ceiling light.

### Box Room

3'10" x 6'3" (1.19 x 1.92 )



Fitted carpet, UPVC double glazed window to the front aspect, coving, ceiling light.

### Bathroom

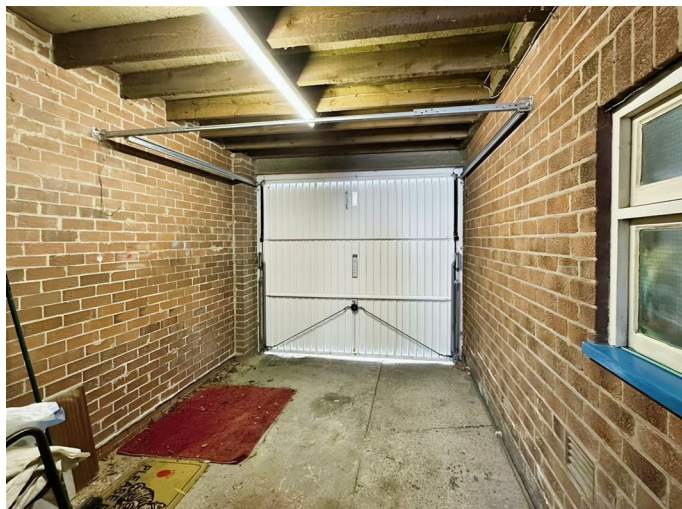
6'4" x 6'7" (1.95 x 2.03 )



Tiled flooring, partially tiled walls, low-level WC, vanity unit with wash hand basin, ladder, style, towel rail, shower cubicle, with shower, obscured UPVC double glaze window to the side, aspect, radiator, spotlights.

## Garage

8'4" x 14'11" and 8'4" x 8'7" (2.55 x 4.55 and 2.55 x 2.64)



Up and over door to the front aspect, two ceiling light, UPVC double glazed windows to the rear aspect, door to the rear garden.

## WC

5'0" x 4'1" (1.53 x 1.26)



Laminate flooring, low-level WC, pedestal wash handbasin, ceiling light

## Workshop

18'11" x (5.78 x 2.84)



UPVC double glazed windows to the side and rear aspect, two ceiling lights, garage doors to the front aspect.

## Outside



## Agents notes

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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 all the team can help and advise 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.

**Property to Sell or Rent?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

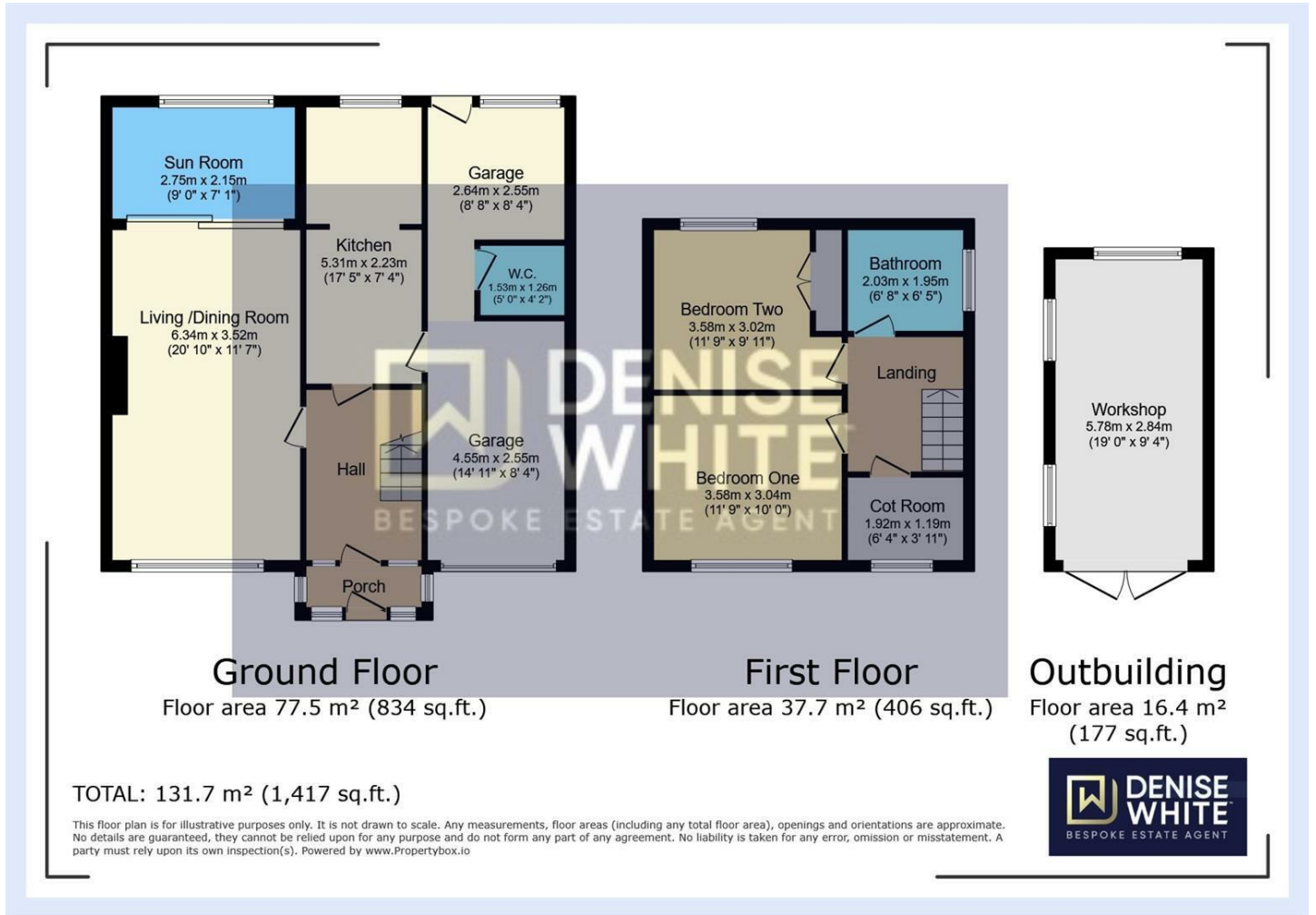
**You need a solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the time comes, you're ready to go.

**Do you require a mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

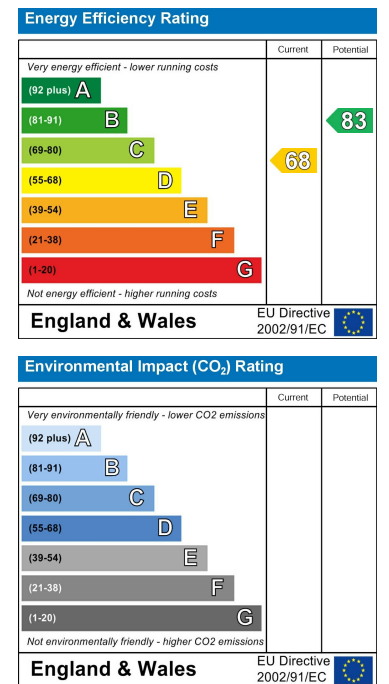
## Floor Plan



## Area Map



## 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.

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