



104 Heath Avenue, Werrington, Staffordshire, ST9 0HU

Offers in excess of £215,000

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"There is nothing like staying at home for real comfort." – Jane Austen

This traditional three-bedroom semi-detached property is located in the sought-after village of Werrington offering the perfect blend of comfort and convenience. With a cosy interior, a spacious garden, off-road parking, and a garage, it's an ideal family home.

#DreamHome #FamilyHome #Garden

Denise White Estate Agent Comments

Welcome to this lovely three-bedroom semi-detached home, where you'll find spacious and beautifully presented accommodation. Situated in the highly desirable area of Werrington, surrounded by picturesque countryside, this property is nestled on a charming residential street just off Leek Road which also offers excellent transportation connections such as the A50, A500 and M6.

The kitchen has been recently updated to provide a modern and stylish space, while the large lounge seamlessly flows into the dining room, creating a perfect area for entertaining. French doors open onto the rear patio and garden, which faces south and offers a tranquil retreat. The garden is adorned with established shrubbery, tall hedges, and delightful flowerpots that burst with colour during the spring and summer months.

Upstairs, you'll find three bedrooms, two double and one single served by the family bathroom.

This property offers a fabulous setting, combining comfort, style, and a convenient location. Don't miss the opportunity to make this beautiful residence your home.

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.

If it is the local countryside you want to see then you don't even need to leave your own doorstep here, backing onto open fields with stunning views over the surrounding countryside.

Entrance Hall



Front door giving access from the driveway. Laminate flooring, radiator, ceiling light, understairs storage.

Lounge and Dining Room

19'9" x 11'2" (6.02 x 3.41)



uPVC window to front aspect, two double glazed windows to the side and French doors to the rear aspect. Gas fire. Laminate flooring, two ceiling lights and two radiators.

Kitchen

12'2" x 7'3" (3.73 x 2.21)



uPVC window to rear aspect and door to side. Matching wall and base units with vinyl flooring, part tiled walls, Rangemaster cooker, sink, drainer and mixer tap, plumbing for a washing machine and space for a large fridge freezer.

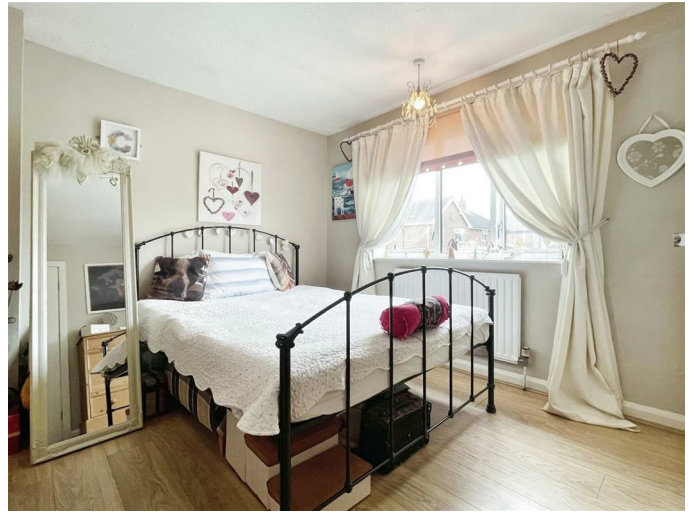
First Floor Landing



uPVC window to the side aspect, carpet, spotlights to ceiling and doors giving access to :-

Main Bedroom

11'5" x 9'10" (3.5m x 3m)



uPVC window to the rear, laminate flooring, radiator, ceiling light and a built in storage cupboard.

Bedroom Two

9'10" x 11'5" (3m x 3.5m)



uPVC window to the front, carpet, radiator, ceiling light.

Bedroom Three

7'10" x 5'6" (2.39m x 1.68m)



uPVC window to the front, carpet, radiator, ceiling light.

Bathroom

6'6" x 5'2" (2m x 1.6m)



uPVC frosted window to side aspect. tiled flooring, part tiled walls, white three piece suite consisting of a bath with shower over and a glass shower screen, pedestal hand basin, WC, radiator.

Outside



To the front you will find a paved driveway with small lawned area and planted borders. To the rear you will find the detached garage and a beautiful patio area, stepping up to a large area laid with high quality Astro turf and a further patio to the side aspect. With established shrubbery and tall hedges, allowing private enjoyment of this lovely space.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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 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.

House to Sell?

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!

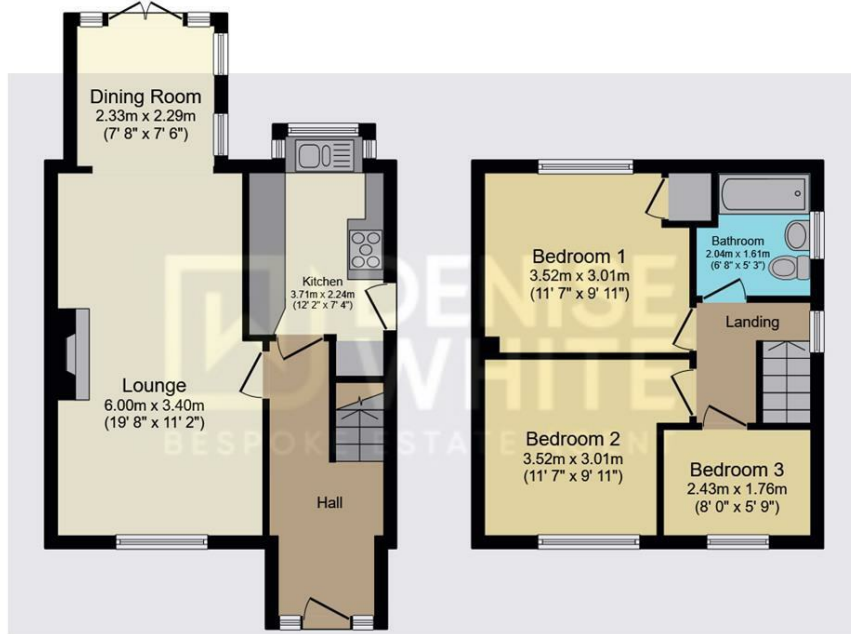
A good conveyancing solicitor can make or break

your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need 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



Ground Floor

Floor area 40.9 m² (440 sq.ft.)

First Floor

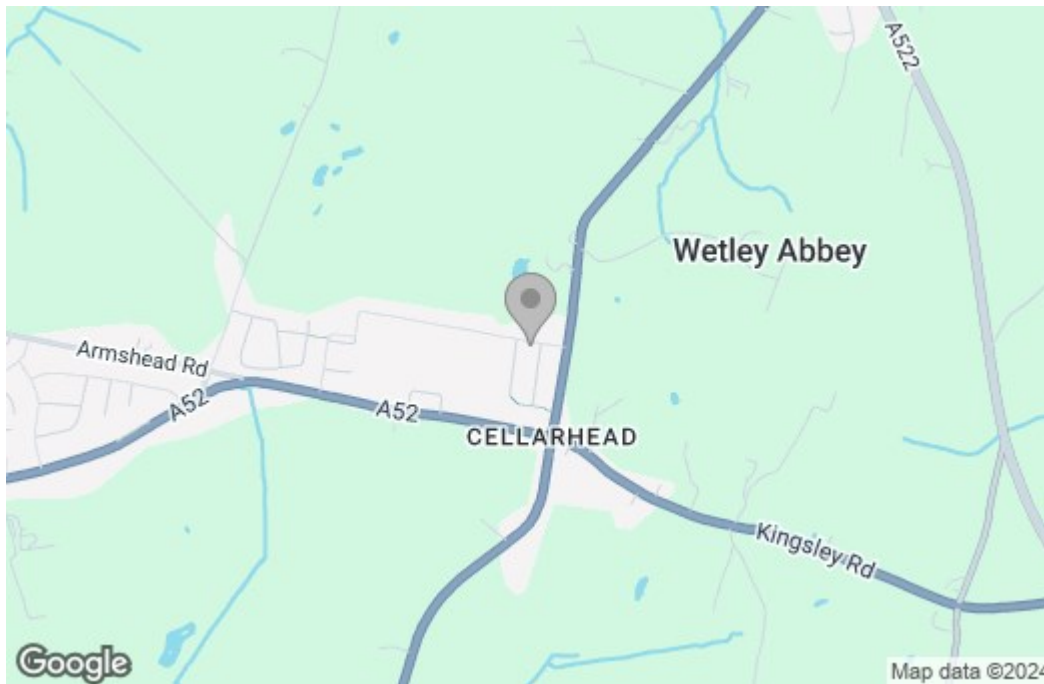
Floor area 32.4 m² (349 sq.ft.)

TOTAL: 73.2 m² (788 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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