



## 102 Heath Avenue, Werrington, Staffordshire, ST9 0HU

**Offers in the region of £230,000**

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"There is just something in our hearts and minds that changes when we are home"

This spacious three bedroom semi-detached residence located in the sought-after village of Werrington, offers well presented accommodation and benefits from a converted garage which gives an extra living space to the ground floor. With plentiful off-road parking and a sizeable rear garden, this is the perfect opportunity to purchase a family home on a sought after residential street.

#HomeSweetHome #FamilyHome



### Denise White Estate Agent's Comments

Located in the desirable village of Werrington, this three-bedroom semi-detached home offers generous living space and is surrounded by some stunning picturesque countryside. Set on a quiet residential street just off Leek Road, the property enjoys excellent transport links with the A50, A500, and M6 all in close vicinity. The home features a private driveway with plenty of off-road parking and a sizable rear garden, bordered by mature hedgerows.

Inside, you'll find a spacious lounge that opens into a conservatory through sliding French doors. The kitchen diner at the rear offers a practical space for cooking and dining. Additionally, the former garage has been converted into an extra living space, currently used as a bedroom with an en-suite WC.

Upstairs, there are two double bedrooms with ample storage, a third single bedroom, and a family bathroom with a white suite consisting of a bath with electric shower over, vanity hand basin and WC.

### 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.

### Porch

uPVC double glazed door and window to the front. Door leading to entrance hallway.

### Entrance Hallway

Stairs to the first floor, under stairs storage and a radiator. Door giving access to the lounge, kitchen and what is currently used as a fourth bedroom.

### Lounge

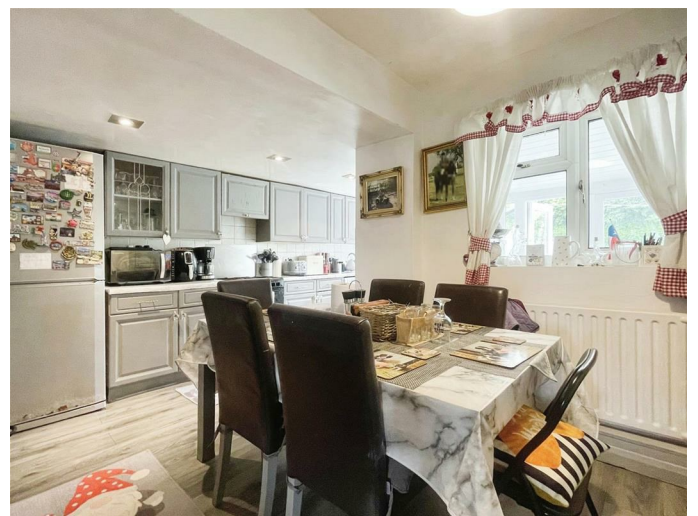
19'9"×11'8" (6.02×3.58 )



uPVC window to the front aspect, wooden effect laminate flooring, two ceiling lights, radiator, electric fireplace with stone mantelpiece and hearth, sliding patio doors leading through to the conservatory.

### Kitchen

16'11"×12'10" (5.18×3.92 )



Spacious kitchen diner with two uPVC windows to the rear aspect and door leading to the conservatory, wooden effect laminate flooring, part tiled walls, matching wall and base units with plenty of space for all kitchen appliances.

## Conservatory

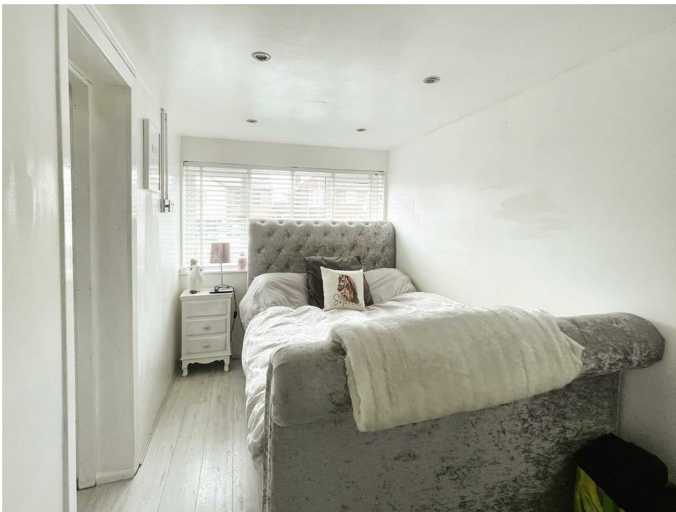
17'0"×6'9" (5.19×2.07 )



uPVC door to the rear garden and windows spanning the front of the structure, tiled flooring and spotlights to the ceiling.

## Sitting Room

15'3"×6'9" (4.65×2.08 )



uPVC window to the front aspect, wooden effect laminate flooring, spotlights to the ceiling, loft access and a WC. This room was previously the garage which has been converted, it is currently being used as an extra bedroom but can be used as you see fit.

## First Floor Landing



With carpet on the stair stairs and on the landing, window to the side aspect, doors giving access to:-

## Main Bedroom

10'0"×9'9" (3.07×2.98 )



uPVC window to the front aspect, boarded floor, ceiling lights, radiator and with built in shelving and rails to the far wall.



## Bedroom Two

10'0"×8'4" (3.06×2.56 )



uPVC window to the rear aspect, carpet, ceiling light, radiator and two built-in storage cupboards.

## Bedroom Three

6'5"×5'5" (1.96×1.67 )



uPVC window to the front aspect, wooden effect laminate flooring, ceiling light, radiator.

## Bathroom

6'4"×5'3" (1.95×1.62)



Frosted window to the side aspect, wooden effect laminate flooring, tiled walls, ceiling light, white three-piece suite consisting of A bath with an electric shower over, vanity handbasin and WC.

## Outside



At the front of the property, you'll find a paved driveway bordered by a hedgerow that separates it from the neighbouring property. At the back, the garden has been designed with two levels. Directly outside the back door is a patio area, followed by a section with Astro turf and a stone surround. There's also a fenced gravel seating area, and further back, a fenced lawned area that extends to established hedgerows.

## 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 lives locally in Leek and 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.

## WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom

based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### **House 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!**

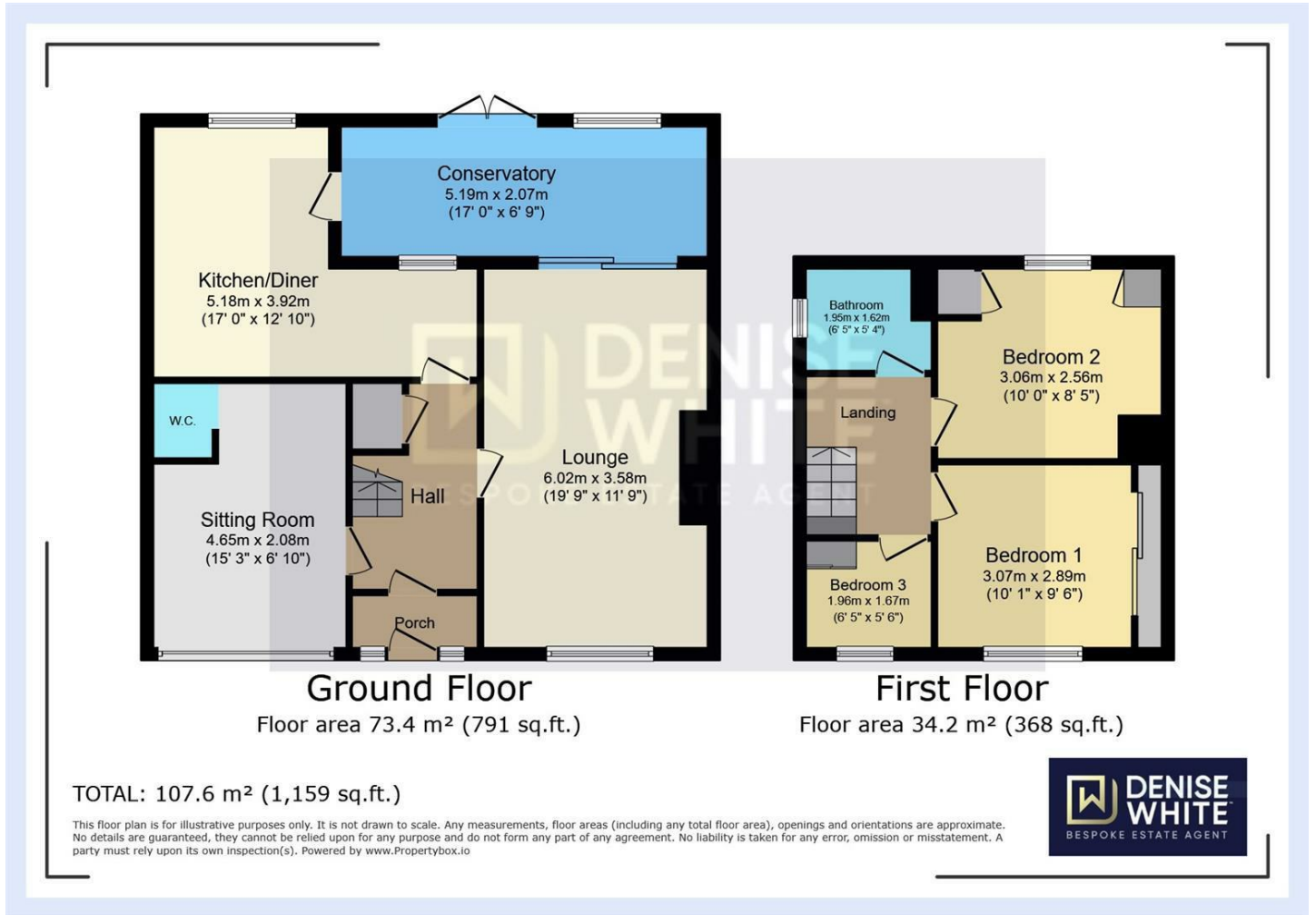
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do you need a mortgage?**

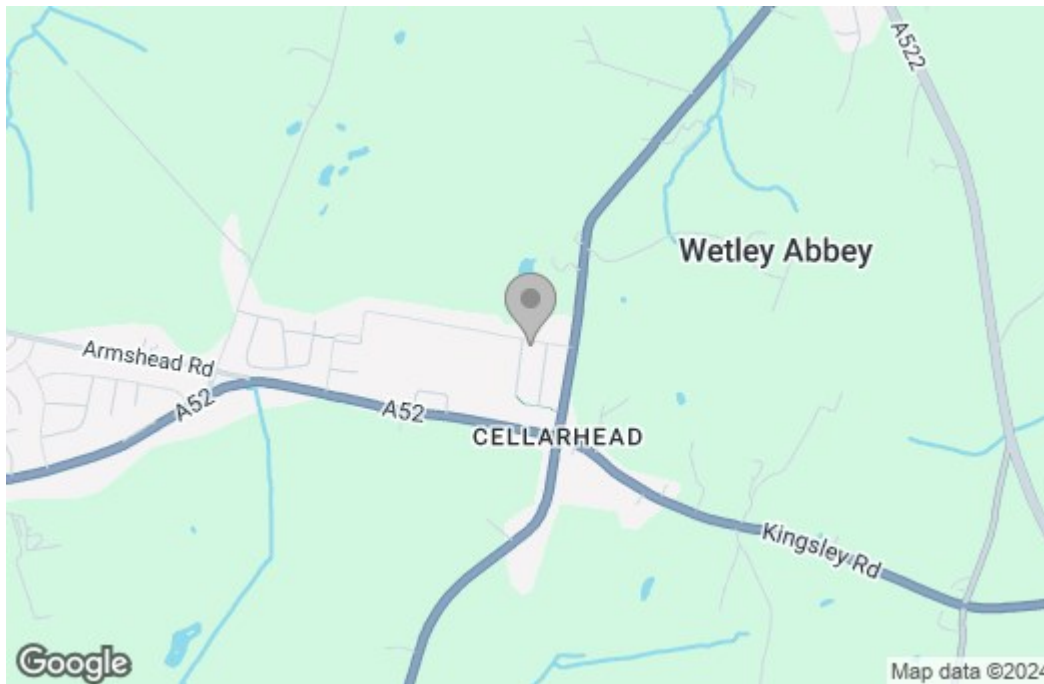
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.



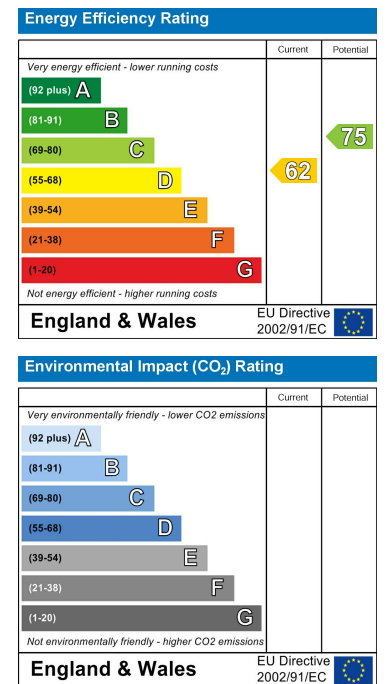
## Floor Plan



## 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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