



37 Wereton Road

Audley, Stoke-On-Trent, ST7 8EN

Offers in the region of £170,000



Found in the charming village of Audley, Wereton Road is a deceptively spacious three bedroom end-terraced home offering a fantastic opportunity for first-time buyers or a savvy investment for rental purposes with it's well thought out accommodation making perfect use of the space this property provides.



Denise White Estate Agents Comments

If you're looking for a home with an abundance of inside space without breaking the bank, then Wereton Road is the property for you. Set in the sought after village location of Audley you'll find yourself within reaching distance of great local amenities and a short journey to join the M6 J15 making it ideal for commuters and families alike!

The property briefly comprises of an inviting entrance hall with a beautiful patterned floor, lounge with fireplace showcasing a stunning exposed brick chimney breast, spacious main kitchen with ample space for a dining set, a second kitchen come utility room again providing plenty of space and a downstairs W.C to finish the ground floor.

Take the stairs to the first floor and you'll find three double bedrooms and a family bathroom with separate toilet - perfect if you have small children at both time.

Outside, Wereton Road provides an easy to maintain frontage with small brick wall and metal gate. To the rear, a well kept paved garden with both a patio area and gravel area surrounded with some boarders filled with well established plants and shrubs - a beautiful place to sit back and relax in the sunshine. On Street parking can be found to the front of the house.

Entrance Hall 8'11" x 6'5" (2.72 x 1.98)

Double glazed front door, patterned tile flooring.

Lounge 14'6" x 14'7" (4.44 x 4.45)

Double glazed windows to the front, wooden flooring, fireplace with exposed brick chimney breast and radiator fitted to wall.

Main Kitchen 15'1" x 11'11" (4.62 x 3.64)

Double glazed window, stairs to first floor through door, tiled flooring, matching wall and base units providing ample storage, radiator fitted to wall.

Utility/Second Kitchen 16'0" x 7'7" (4.88 x 2.32)

Double glazed window and door leading out into the back garden, wood effect flooring, fitted base units with stainless steel sink and drainage board, integrated oven with four ring gas hob and space under counter for white goods.

Inner Hall With Sink 4'10" x 4'7" (1.49 x 1.42)

Double glazed window, wood effect flooring, sink attached to wall.

Downstairs W.C 5'4" x 2'6" (1.65 x 0.77)

Double glazed window, W.C.

Landing

Carpet flooring.

Bedroom One 12'11" x 14'7" (3.96 x 4.45)

Double glazed windows, carpet flooring and radiator fitted to wall.

Bedroom Two 12'11" x 11'11" (3.96 x 3.64)

Double glazed window, carpet flooring and radiator fitted to wall.

Bedroom Three 9'3" x 11'10" (2.82 x 3.63)

Double glazed window, carpet flooring and radiator fitted to wall.

Bathroom 11'9" x 5'6" (3.60 x 1.69)

Double glazed window, wash hand basin, bath, shower cubicle, wood effect flooring and walls partly panelled/tiled.

W.C 2'11" x 4'3" (0.89 x 1.30)

Double glazed window, wash hand basin and W.C.

Exterior

Small brick wall to the front with metal gate. To the rear, a paved garden leading back to a gravelled area and boarders with established plants and shrubs.

Agents Notes

Freehold

All mains services connected

Stoke-on-Trent Council - Tax Band B

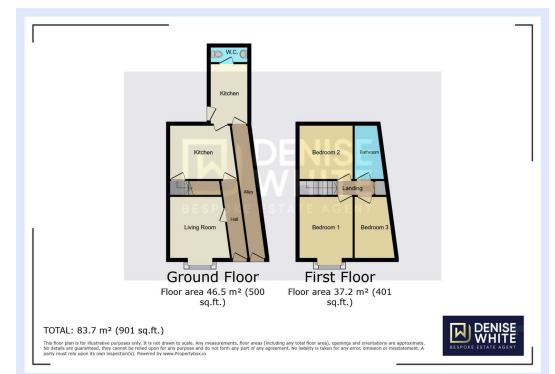
Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. Due to the layout of the property, all measurements are taken from the approximate middle of the room. 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.

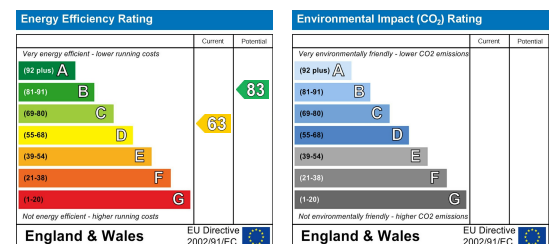
Area Map



Floor Plans



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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