



25 Heath Avenue, Werrington, Staffordshire, ST9 0HT

Offers in the region of £235,000

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"Home is not just a place; it's a feeling of belonging, where every room tells a story and every corner is filled with warmth."

This charming three-bedroom semi-detached home offers a perfect blend of traditional character and modern potential, where "home is not just a place; it's a feeling of belonging." With spacious living areas and beautiful views of the open fields to the rear aspect, it's an ideal setting for creating lasting memories with family and friends. Enjoy the convenience of off-road parking and a garage, all in a highly sought-after residential location.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White's Estate Agents Comments

Discover this traditional three-bedroom semi-detached property nestled on a highly sought-after residential street. With open fields as your backdrop, this home offers not just a place to live, but a serene lifestyle surrounded by nature. Enjoy the convenience of a driveway and a single garage for ample parking.

Step inside to find a welcoming entrance porch that leads into a spacious hallway. The generous lounge features a through diner, providing the perfect setting for families. The kitchen offers practicality with a connecting utility room and a convenient downstairs toilet. Many homes on this street have transformed their kitchens into inviting kitchen diners that overlook the scenic fields at the rear, presenting an exciting opportunity for future owners.

On the first floor, you'll find three well-proportioned bedrooms, including two doubles and a single. These rooms are serviced by a shower room.

The property has gardens to both the front and rear, offering outdoor spaces to enjoy.

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

Tiled flooring. Wall Mounted radiator. Stair access leading to first floor accommodation. Under stair storage access. Ceiling light.

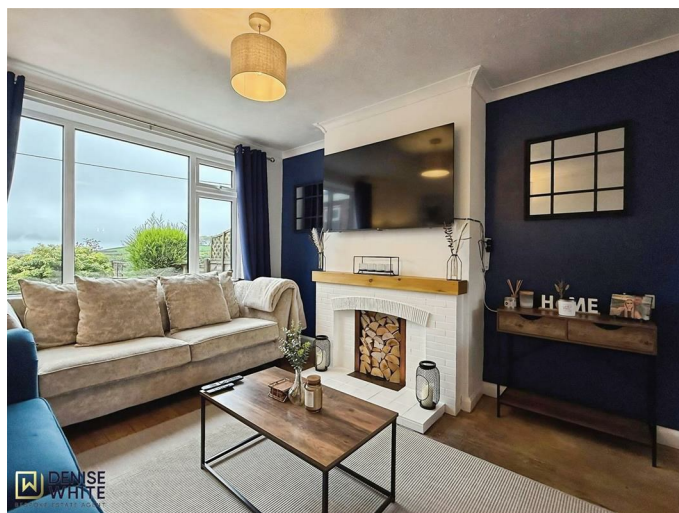
Through Lounge and Dining Room



The Lounge and the Dining Room are open plan but do provide two distinct areas.

Lounge

12'3" x 11'7" (3.75 x 3.55)



Wooden flooring. Wall mounted radiator. Fireplace. UPVC double glazed window to the rear aspect. Open plan access into dining room. Ceiling light.

Dining Room

12'0" x 11'7" (3.68 x 3.55)



Wooden flooring. Wall mounted radiator. Bay window. UPVC double glazed window to the front aspect. Access to entrance hallway. Open plan access into living area. Ceiling light.

Kitchen

11'1" x 6'7" (3.39 x 2.01)



Tiled flooring. Wall mounted radiator. Range of wall and base units. Drainer style sink unit. Space for cooker. Space for fridge freezer. UPVC double glazed window to the side aspect. Access to utility. Ceiling light.

Utility

8'1" x 7'4" (2.47 x 2.25)



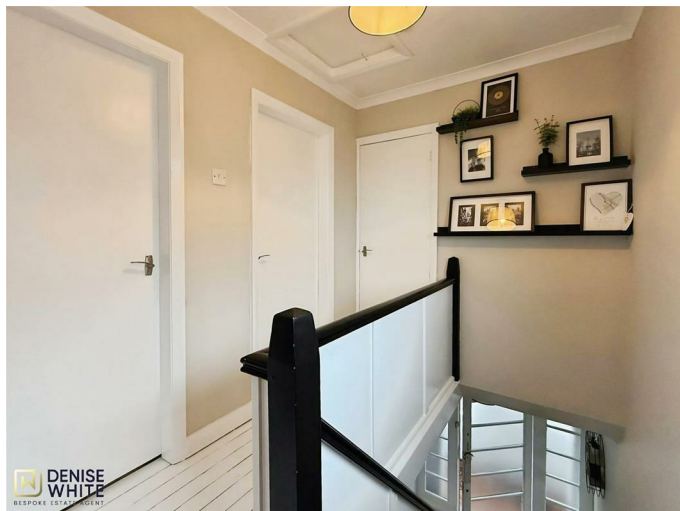
Tiled flooring. Plumbing for washing machine. Access to WC. Access to outside. UPVC double glazed windows to the rear aspect. Ceiling light.

Downstairs Cloakroom



W.C. wash hand basin, window.

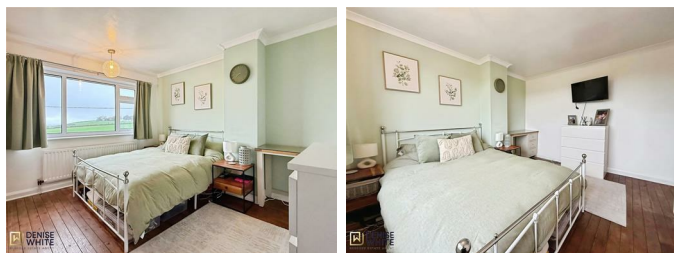
First Floor Accommodation



Obscured UPVC double glazed window. Ceiling light. loft access. Access to the bedrooms and shower room.

Bedroom One

12'4 x 11'8 (3.76m x 3.56m)



Wooden flooring. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Two

12'1 x 11'8 (3.68m x 3.56m)



Wooden flooring. Wall mounted radiator. Fitted wardrobes. Bay window. UPVC double glazed window to the front aspect. Ceiling light.

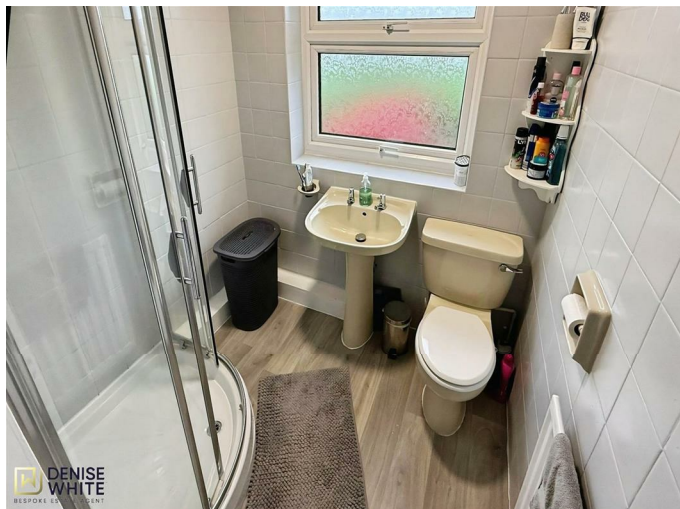
Bedroom Three

5'10 x 6'7 (1.78m x 2.01m)



Wooden flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Shower Room



Vinyl Flooring. WC. Pedestal style wash hand basin. Wall mounted radiator.

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 Denise White Bespoke Estate Agents



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and 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 advise.

We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

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.

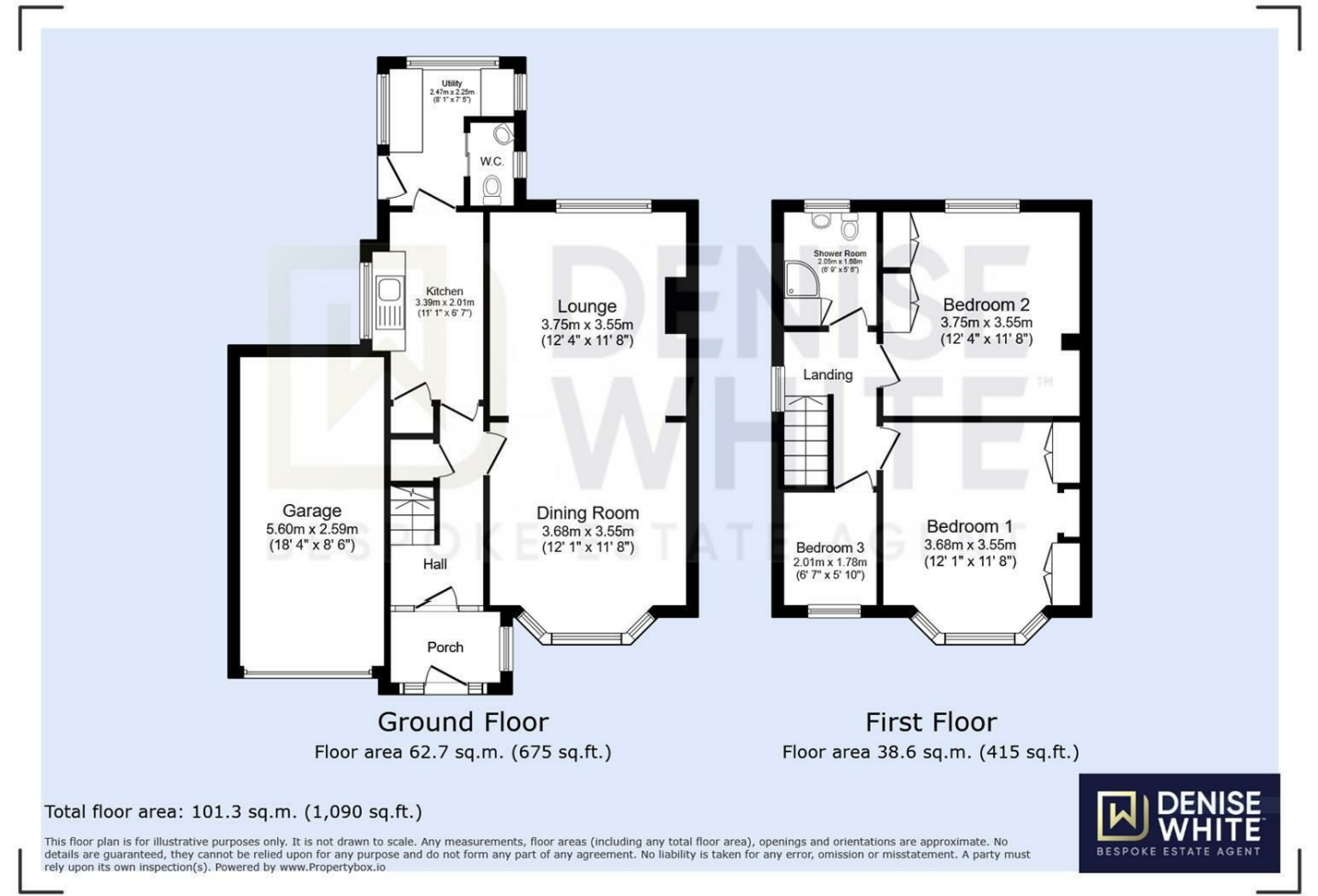
You Will Need A Solicitor!

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.

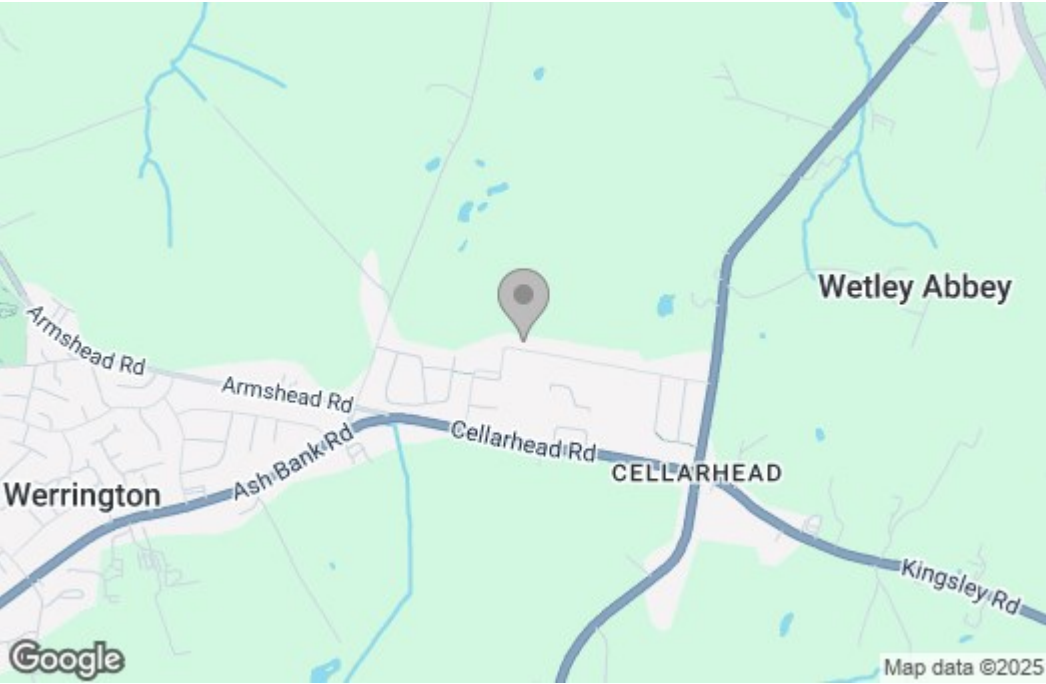
Need A Mortgage Advisor?

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

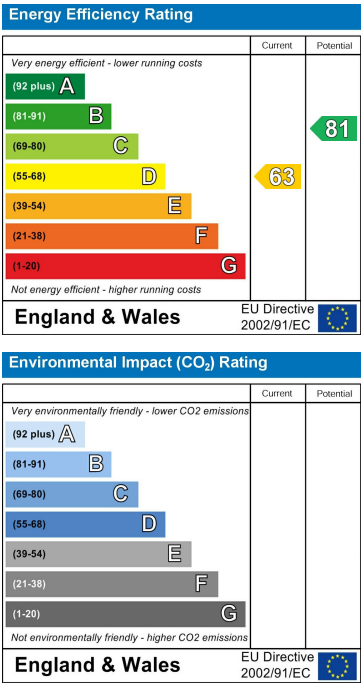
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.