



Uplands Avenue, Werrington, ST9 0LE.  
OIEO £190,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

# Uplands Avenue,

Werrington, ST9 0LE.

This three bedroom semi detached family home is located in a quiet residential area, having a driveway to the frontage, enclosed rear garden and garage to the side.

You're welcomed into the property via the porch, then through to the hallway which houses the stairs to the first floor.

The living / dining room is dual aspect, provides access into the kitchen and incorporates a log burner with slate hearth and stone surround.

The breakfast kitchen has a good range of units fitted to the base and eye level, space for a dining table and chairs and benefits from having a bay window to the rear.

A rear hallway provides access to the garage and utility area which has space and plumbing for a washing machine and stacked tumble dryer.

To the first floor are three well proportioned bedrooms, with bedrooms one and two having built-in wardrobes.

The shower room has been recently fitted, has a large shower enclosure and is fully aqua boarded. The airing cupboard houses the wall mounted Worcester combi boiler.

Externally to the front is a tarmac driveway, walled boundary, and well stocked borders whilst to the rear, the enclosed garden has an area laid to lawn, paved patio, gravel area and mature shrubs and trees.

A viewing is highly recommended to appreciate this home's location, contemporary shower room and further potential.



## Ground Floor

### Entrance Porch

UPVC double glazed double doors to the frontage, 4 x UPVC double glazed windows.

### Hallway 8' 8" x 6' 11" (2.65m x 2.10m)

UPVC door to the frontage, UPVC double glazed window to the frontage, stairs to the first floor, storage cupboard, radiator.

### Living / Dining Room 22' 11" x 10' 11" (6.99m x 3.33m) (Max measurement)

UPVC double glazed window to the frontage, aluminium double glazed window, glazed panel, to the rear, log burner, slate hearth, stone surround, 2 x radiators.

### Kitchen 11' 10" x 8' 10" (3.61m x 2.70m) (Max measurement)

UPVC double glazed bay window to the rear, units to the base and eye level, composite sink and a half, chrome mixer tap, space for a freestanding cooker, radiator, fully tiled.

### Rear hall

Space for a freestanding fridge freezer, wood glazed pedestrian door to the garage.

### Integral garage 22' 11" x 8' 8" (6.99m x 2.63m) (Max measurement)

Roller door, power and light, UPVC double glazed door to the rear, utility area.

### Utility 5' 5" x 3' 11" (1.64m x 1.20m)

Glazed window to the rear, space and plumbing for a washing machine, space for a stacked tumble dryer.

## First Floor

### Landing 6' 10" x 6' 7" (2.09m x 2.00m) (Max measurement)

UPVC double glazed window to the side aspect, loft access.

### Bedroom One 10' 11" x 10' 4" (3.33m x 3.15m)

UPVC double glazed window to the frontage, built in wardrobes, radiator.

### Bedroom Two 12' 4" x 10' 11" (3.76m x 3.33m) (Max measurement)

UPVC double glazed window to the rear, radiator.

### Bedroom Three 8' 11" x 8' 10" (2.72m x 2.70m)

UPVC double glazed window to the rear, built in wardrobes, radiator.

### Shower Room 6' 9" x 6' 6" (2.05m x 1.98m)

UPVC double glazed window to the frontage, shower enclosure, Triton electric shower, pedestal wash hand basin, chrome mixer tap, low level WC, fully aqua boarded, extractor fan, radiator, airing cupboard.

### Airing Cupboard

Housing the wall mounted Worcester combi boiler.

### Externally

To the frontage, tarmac driveway, walled boundary, arear laid to lawn, well stocked borders.

To the rear, paved patio, area laid to lawn, fence boundary, well stocked borders, mature shrubs and trees, gravel area, timber shed.



Note:

Council Tax Band: C

EPC Rating: TBC

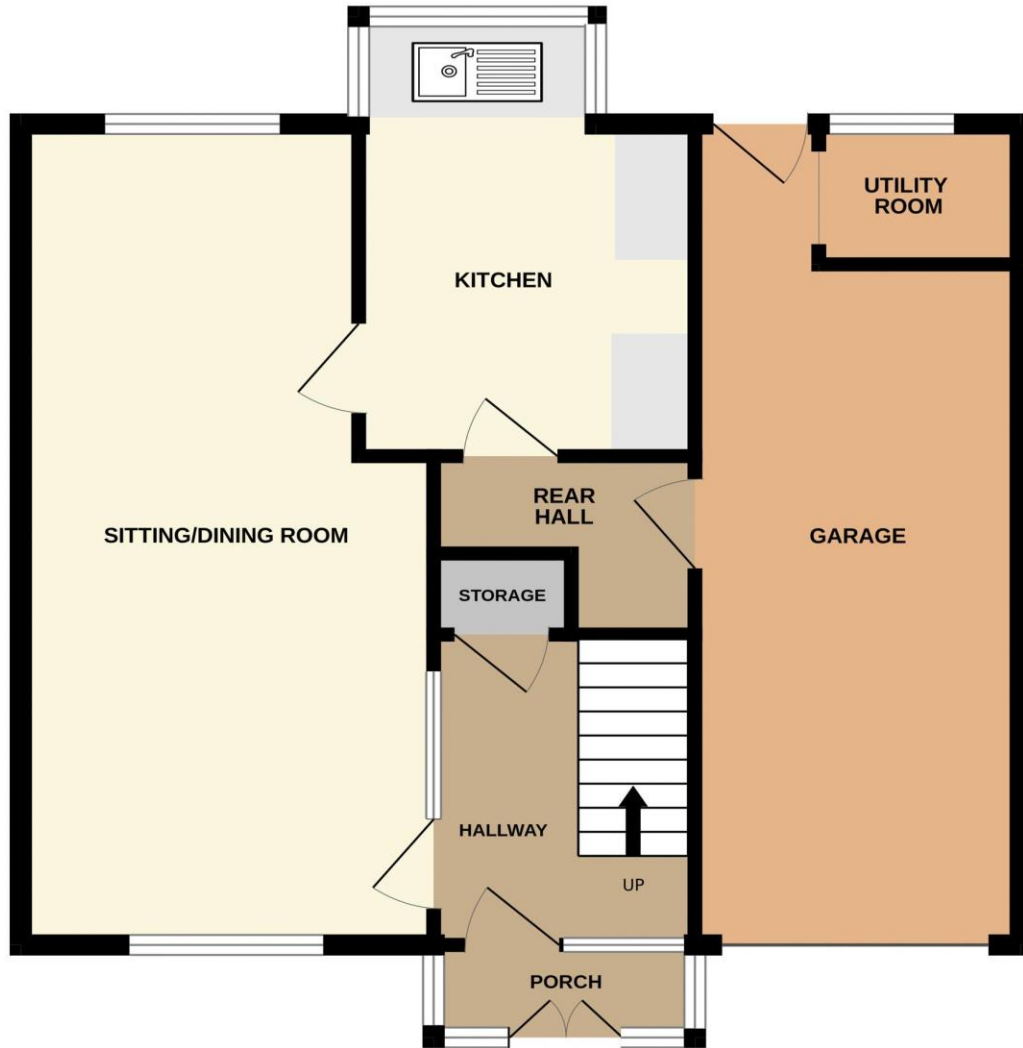
Tenure: Believed to be Freehold



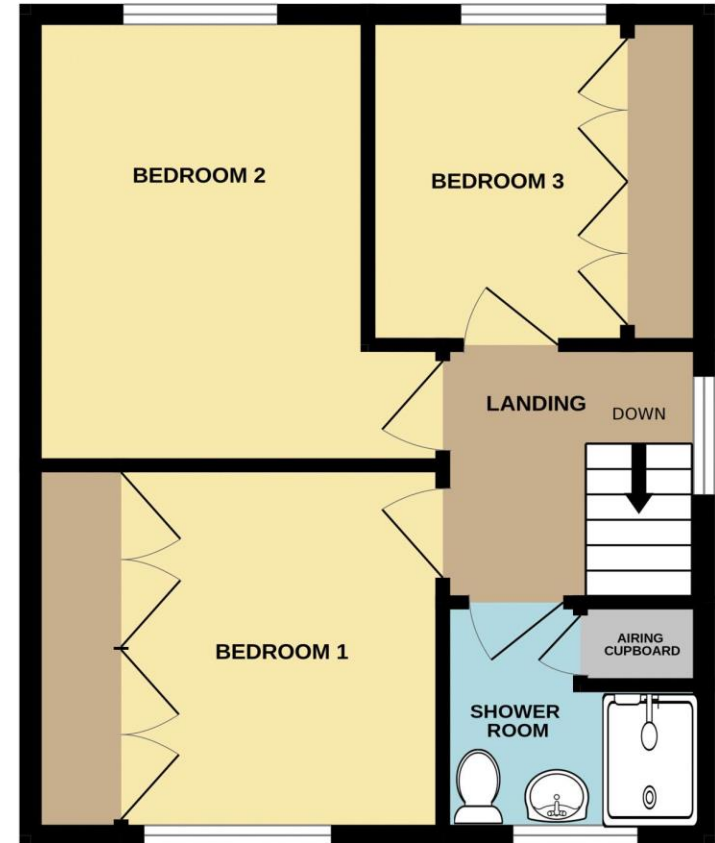




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From our Derby Street Leek office proceed into Haywood Street at the traffic lights turn left into the A520 Cheddleton Road, follow this road through the villages of Leekbrook, Cheddleton and Wetley Rocks and upon reaching the traffic lights at Cellarhead turn right onto the A52 Cellarhead Road. Follow this road which then becomes Ashbank Road and at the traffic lights turn right into Washerwall Lane, continue along this road for a short distance taking the second turning left into Uplands Avenue where the property is located on the right hand side.

## Situation

This family home is situated in the popular residential area of Werrington and is well placed for commuting to Leek, Cheadle and The Potteries. Ideal for a family, being within easy walking distance of good local schools and amenities.

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