



Park Drive, Werrington, Stoke-On-Trent, ST9 0ED.
Offers In Excess Of £225,000

Whittaker ^{Est. 1930}
& Biggs

Park Drive, Stoke-On-Trent, ST9 0ED.

This three-bedroom semi-detached bungalow is nestled on a substantial corner plot, in a quiet cul de sac location. The property boasts a spacious driveway providing off street parking for a number of vehicles, double garage with electric door and gardens to the front, side and rear. The property has been extended to include a third bedroom and the versatile layout can be utilised as three bedrooms, one reception room property, or alternatively two bedrooms and two reception rooms.

You're welcomed into the property via the hallway, with useful storage cupboard. The living room is a spacious 16ft with feature gas fire and patio doors out onto the rear garden. The kitchen is equipped with a range of base and eye level units, gas cooker point, sink with drainer, breakfast bar, space for a washing machine, dryer, free standing fridge and cupboard housing the Baxi gas fired boiler. Bedroom one is located to the front of the property and has built in wardrobes and overhead storage, with bedroom two having the same. Bedroom three/dining room is located at the front of the property and can be utilised as both. The bathroom is equipped with a panel bath with chrome shower over, wash hand basin and WC.

Externally to the frontage is a concrete patterned driveway, with gated entry and access to the double garage, having electric remote controlled roller door, pedestrian access, power and light connected. Gated pedestrian access to the side, through to the rear, having patio area, being mainly laid to lawn with hedged boundaries and well stocked borders.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, plot, versatility and further potential.

Situation

This home is ideally placed in a popular residential area in Werrington and good for commuting to Leek, Cheadle and the Potteries. The village amenities are all within walking distance.



Entrance Hallway

UPVC double glazed door and window to the front elevation, radiator, loft access, built in storage cupboard.

Kitchen 9' 9" x 10' 6" (2.96m x 3.19m)

Range of fitted units to the base and eye level, gas cooker point, space for freestanding fridge, space for washing machine, space for dryer, composite sink unit with chrome mixer tap and drainer, breakfast bar, tiled, UPVC double glazed window to the rear elevation, extractor fan, built in cupboard housing Baxi gas fired central heating boiler with fixed shelving.

Living Room 16' 2" x 11' 7" (4.94m x 3.54m)

UPVC double glazed sliding patio doors to the rear elevation, gas fire.

Bedroom One 12' 0" x 11' 10" (3.65m x 3.61m)

Radiator, UPVC double glazed window to the front elevation, wardrobes and overhead storage.

Bedroom Two 12' 11" x 10' 11" (3.94m x 3.33m)

Radiator, UPVC double glazed window to the front elevation, built in cupboards, overhead storage.

Bedroom Three/Dining Room 8' 4" x 10' 2" (2.55m x 3.11m)

Two radiators, UPVC double glazed window to the front elevation.

Bathroom 6' 2" x 6' 2" (1.89m x 1.89m)

Pedestal wash hand basin, lower level WC, panelled bath with chrome fitment and shower over, UPVC double glazed window to the side elevation, fully tiled, electric heater, extractor fan.

Outside

To the front is hedged boundary, laid to gravel, well stocked borders, pathway, driveway to the side, gated access to the Garage. Gated access to rear.

To the rear is a patio area, outside water tap, laid to lawns, hedged boundaries, well stocked borders.

Double Garage

16' 4" x 18' 10" (4.97m x 5.75m)

Electric roller door, two windows to the side elevation, pedestrian door to the side elevation, power and light connected.



Note:
Council Tax Band: C

EPC Rating:

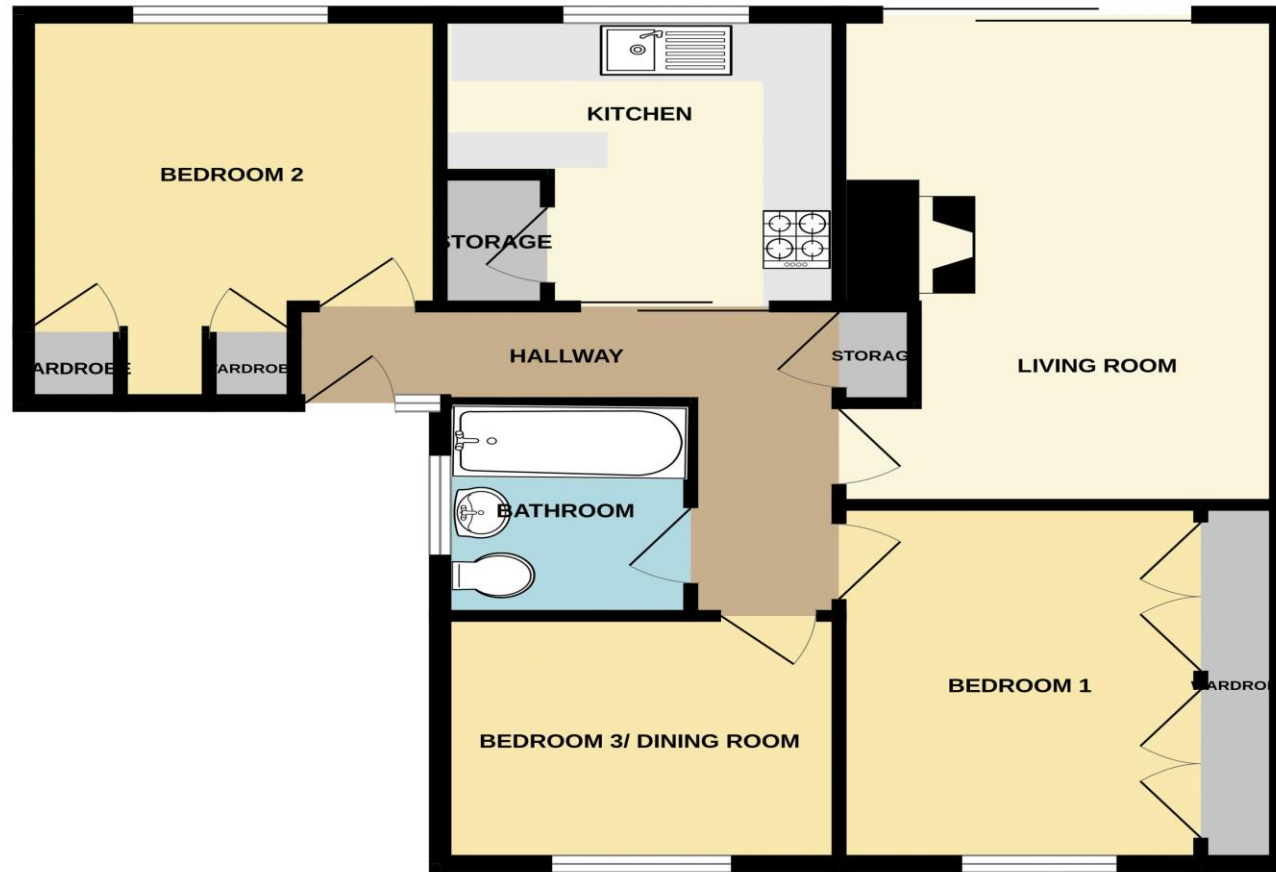
Tenure: believed to be Freehold







GROUND FLOOR





Directions

From our Derby Street, Leek offices proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road through the villages of Cheddleton and Wetley Rocks and upon reaching the Cellarhead crossroads turn right signposted Werrington. Follow this road taking the third turning right into Park Road and second left into Park Drive, where the property is located at the head of the cul de sac.

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