



Wetley Avenue, Werrington, ST9 0HY.
OIEO £230,000

Whittaker Est. 1930
& Biggs

Wetley Avenue, Werrington, ST9 0HY.

Whittaker & Biggs are pleased to offer this immaculate extended two double bedroom semi-detached property benefiting from an additional box room, which could be utilised as a study, en-suite or walk-in wardrobe to serve the primary bedroom.

Situated in a quiet cul-de-sac location and within walking distance to good local schools.

Spacious living and bedroom accommodation briefly comprises, entrance hallway with staircase to the first floor and access to the living room with feature fireplace and double doors to the dining area.

Within the impressive L-shaped kitchen / dining room are units to the base and eye level with Quartz worksurfaces, a range of Bosch appliances including a five ring gas hob, electric oven / grill, ceramic sink with drainer, integral fridge / freezer, plumbing for a dishwasher and plumbing for a washing machine.

To the first floor are two good double bedrooms and bathroom housing a white suite, with a panelled bath and chrome mixer shower over.

The box room provides a variety of uses, such as a walk-in wardrobe, en-suite shower room, study or nursery.

Ample off road parking to the front aspect with access to further side parking.

To the rear are landscaped enclosed rear gardens with patios and lawns, summerhouse with attached store and a purpose built workshop, both with electric and power connected.

An internal viewing comes HIGHLY recommended to be fully appreciated.



Ground Floor

Hall 10' 3" x 6' 4" (3.13m x 1.93m)

Max measurement

UPVC double glazed external door and windows to the front elevation, staircase to the first floor, radiator.

Sitting Room 20' 0" x 11' 6" (6.09m x 3.50m)

UPVC double glazed bay window to the front elevation, feature fireplace incorporating Living Flame gas fire set on granite hearth, wall length radiator, radiator.

Dining Kitchen 17' 3" x 19' 6" (5.25m x 5.95m)

Max measurement

UPVC double glazed patio doors and window to the rear elevation, UPVC double glazed door to the side elevation, skylight, wall length radiator, radiator, units to the base and eye level, Quartz worksurfaces, BOSCH five ring gas hob, angled extractor fan, BOSCH electric oven / grill, ceramic one and half sink with drainer, chrome mixer tap, integral fridge / freezer, plumbing for a washing machine, plumbing for a dishwasher.

First Floor

Landing 9' 3" x 6' 4" (2.83m x 1.92m)

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

Bedroom One 11' 5" x 10' 0" (3.49m x 3.06m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 11' 5" x 9' 9" (3.49m x 2.98m)

Max measurement

UPVC double glazed window to the rear elevation, radiator.

Box Room / Study 6' 4" x 3' 8" (1.92m x 1.13m)

UPVC double glazed window to the front elevation, radiator.

Bathroom 7' 3" x 6' 8" (2.20m x 2.04m)

Max measurement

UPVC double glazed window to the side elevation, panelled bath having chrome shower fitment over, mirrored shower screen wash hand basin in vanity with cupboards beneath, low level WC, chrome ladder radiator.

Externally

To the frontage, driveway providing ample off road parking with courtesy lighting.

To the rear, brick herringbone patio, area laid to lawn, mature plants and shrubs, fenced boundaries, summer house with light and power, store attached. Workshop.



Note:

Council Tax Band: C

EPC Rating: D

Tenure: Believed to be Freehold

NOTE:

Planning approval granted for a brick built garage located to the side of the property, Planning Ref: SMD/2023/0634. For further information please use the link below:

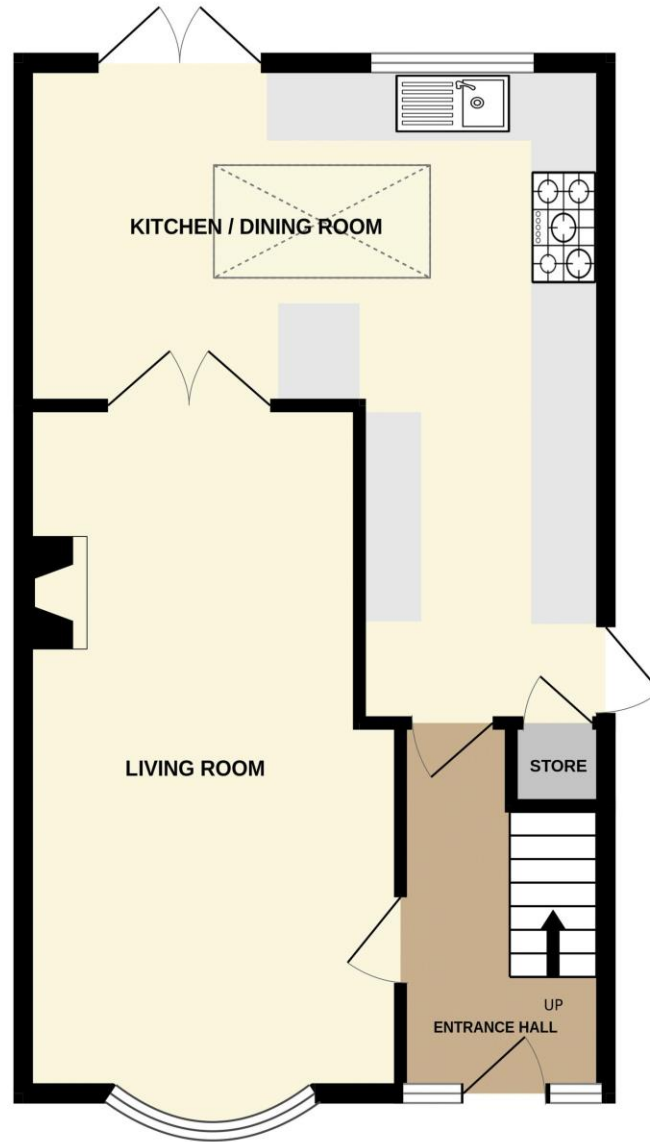
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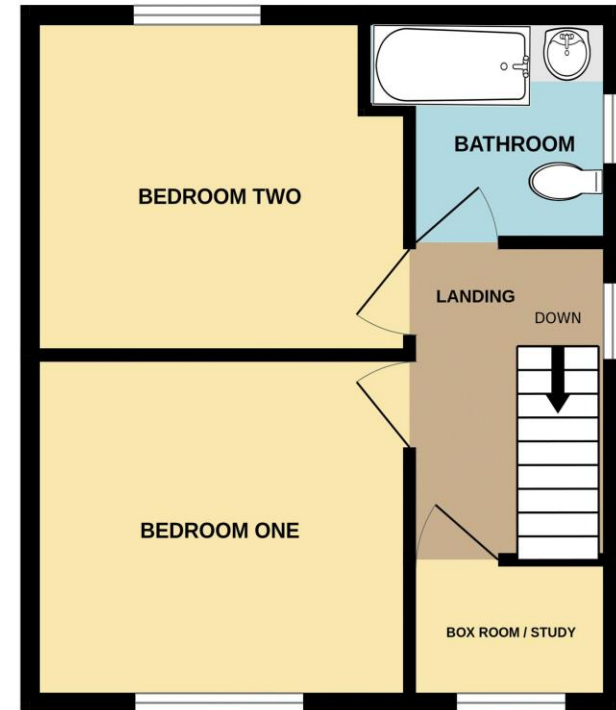




GROUND FLOOR



FIRST FLOOR





Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road. Follow this road passing through the villages of Leekbrook, Cheddleton and Wetley Rocks and just prior to reaching the Cellarhead crossroads take the right hand turn into Heath Avenue. Follow this road taking the first left hand turn into Wetley Avenue, where the property is situated at left side, identifiable by Whittaker & Biggs 'For Sale' board.

Situation

This home is situated in the popular residential area of Cellarhead, 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.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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