



Oak Mount Road, Werrington, ST9 0BZ.
OIEO £250,000

Whittaker ^{Est. 1930}
& Biggs

Oak Mount Road, Werrington, ST9 0BZ.

Whittaker & Biggs are pleased to offer to the market this detached home with integral garage which is situated on a corner plot in a quiet residential area.

The property is comprised of a hallway, WC, sitting room, dining room, kitchen and sunroom to the ground floor whilst to the first floor are three well-proportioned bedrooms and a family bathroom.

The kitchen is equipped with an integral fan assisted oven and hob with extractor hood over. A useful storage area / utility room can be found at the rear of the garage with access to the garden and the garage.

The home has been extended to the rear to include a sunroom that looks over the garden.

Externally, the frontage has a tarmacadam driveway whilst the rear garden is paved with a decked area and artificial grass.

A viewing is highly recommended to appreciate this home's location, garden room and corner position.



Ground Floor

Hall

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, radiator.

WC 4' 3" x 3' 9" (1.30m x 1.15m)

Low level WC, wall mounted wash hand basin, chrome taps, radiator, extractor fan.

Sitting Room 16' 2" x 14' 7" (4.94m x 4.45m)

Max measurement

UPVC double glazed bay window to the frontage, stairs to the first floor, under stairs storage, 2 x radiators, gas fire with hearth, surround and mantel.

Dining Room 8' 9" x 7' 2" (2.66m x 2.18m)

UPVC double glazed patio doors to the rear, radiator.

Kitchen 8' 9" x 7' 1" (2.66m x 2.16m)

UPVC double glazed window to the rear, units to the base and eye level, integral Home King gas hob, integral Logik electric fan assisted oven, extractor hood, ceramic sink and a half with drainer, chrome mixer tap, space for a freestanding fridge freezer, space and plumbing for a washing machine.

Sunroom 15' 5" x 8' 0" (4.70m x 2.45m)

UPVC double glazed French doors to the rear, 2 x UPVC double glazed windows to the rear, 2 x radiators, UPVC double glazed door to the utility.

Utility / Store 8' 6" x 8' 8" (2.59m x 2.64m)

UPVC double glazed door to the rear.

First Floor

Landing

Loft access, airing cupboard with a radiator.

Bedroom One 13' 5" x 8' 0" (4.10m x 2.45m)

UPVC double glazed window to the frontage, radiator, fitted wardrobes.

Bedroom Two 9' 5" x 8' 0" (2.87m x 2.45m)

UPVC double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three 10' 6" x 6' 6" (3.20m x 1.99m)

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

Bathroom

UPVC double glazed window to the rear, P shaped bath with shower over, chrome fittings, glass shower screen, wall mounted wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, extractor fan.

Loft

Boarded, pull-down-ladder, light, housing the Baxi combi boiler.

Externally

To the frontage, tarmacadam drive, lawn to the side.

To the rear, paved patio, decked area, area laid to artificial grass, fence and wall boundary, gated access to the side.

Garage 26' 0" x 8' 8" (7.93m x 2.64m)

Electric door, power and light.

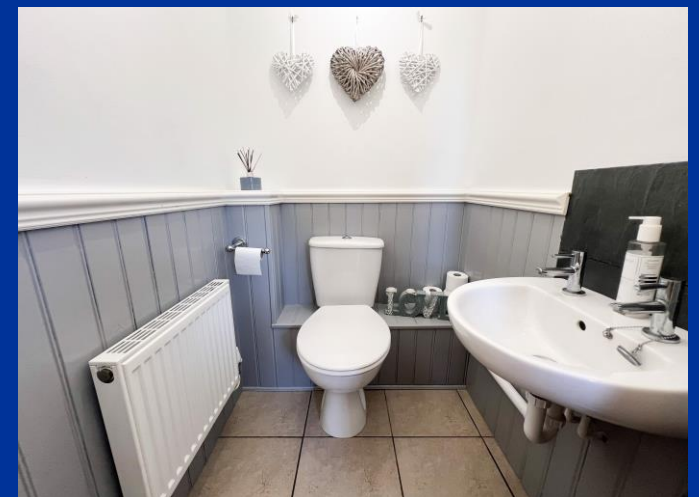


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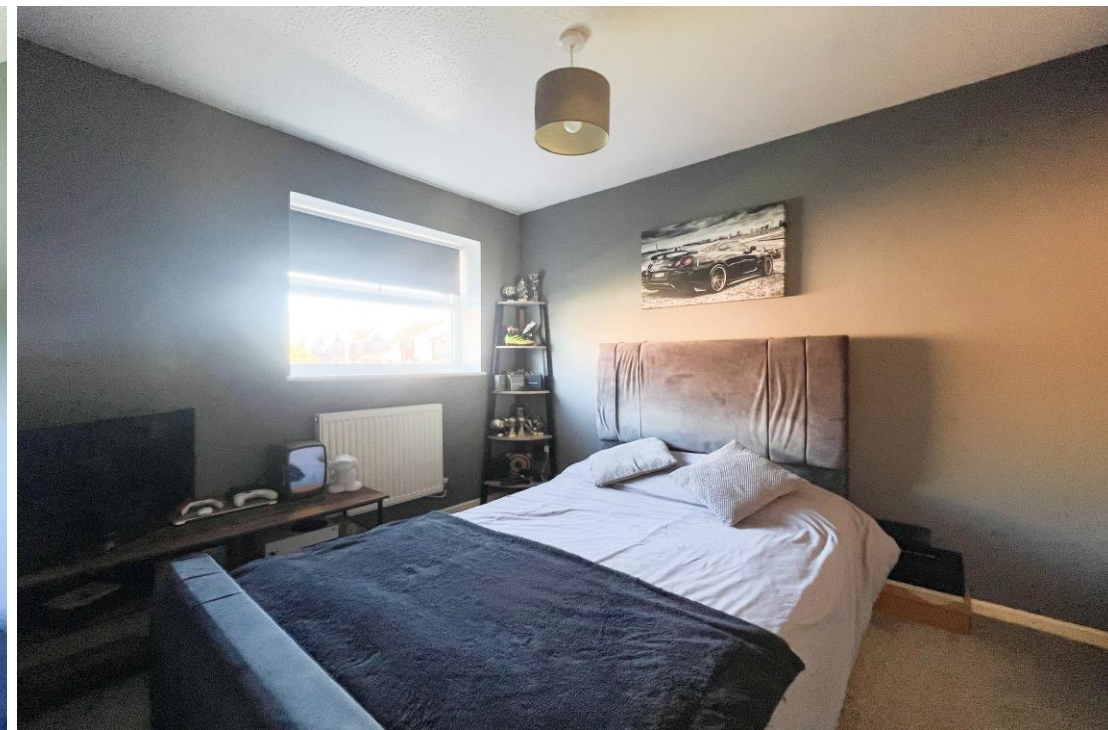
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EPC Rating: C

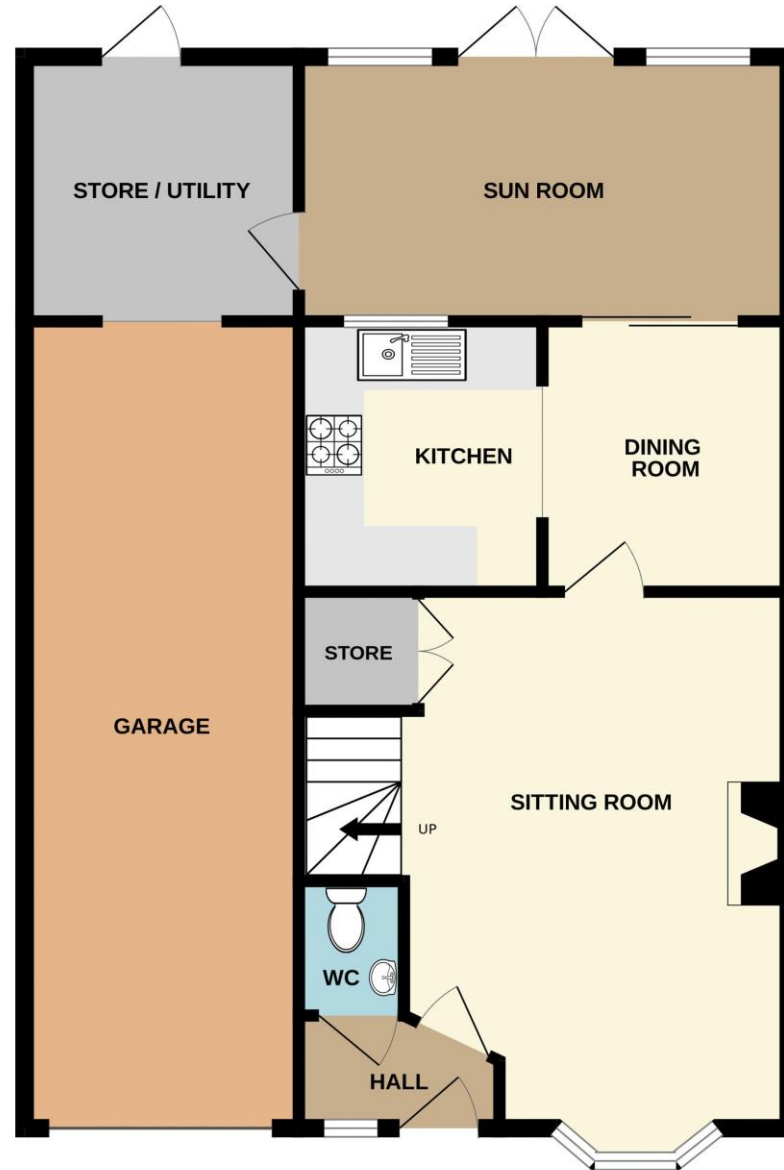
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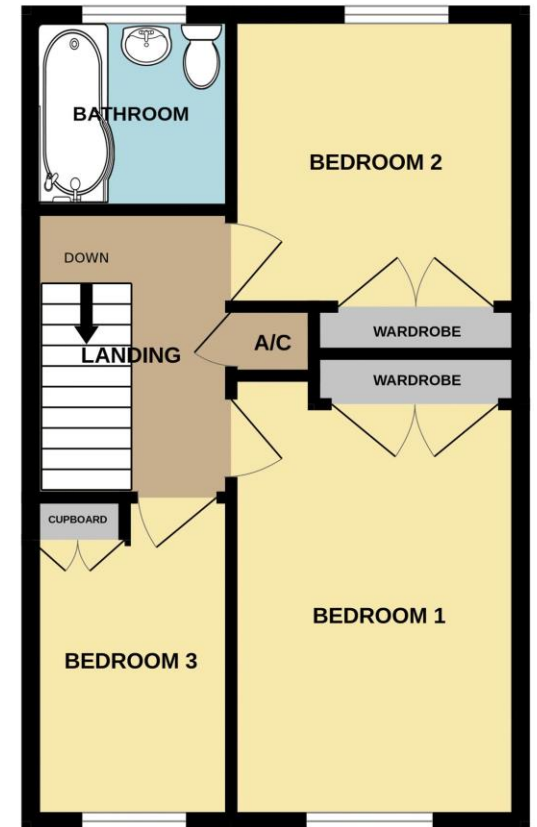




GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street, Leek, offices proceed along Haywood Street, upon reaching the traffic lights turn left on to the A520 Cheddleton Road, follow this road passing through the villages of Cheddleton and Wetley Rocks, upon reaching the crossroads at Cellarhead turn right, signposted Werrington. Follow this road for approximately one mile and after passing The Red Cow public house on the left hand side take the third turning right into Oak Mount Road.

Situation

This 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.

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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