



Irvine Road, Werrington, Stoke-On-Trent, ST9 0DR.
Offers in Excess Of £165,000

Whittaker
& Biggs Est. 1930

Irvine Road, Werington, Stoke-On-Trent, ST9 0DR.

This two bedroom semi detached home is an ideal property for a first time buyer, or buy-to-let investor and is conveniently situated in a quiet cul de sac location. The property boasts two reception rooms, driveway to the front and an enclosed rear garden.

You're welcomed into the property via the entrance porch, through to the hallway with kitchen off. The kitchen has a range of fitted units to the base and eye level, electric cooker with hob/oven, space for a washing machine and fridge/freezer, tiled splash backs and stainless steel sink unit. The spacious 15ft living room has patio doors to the rear garden and stairs to the first floor. A further 17ft reception room is located from the living room and has a useful WC and utility space, a versatile space which could be utilised in a number of ways.

To the first floor the bathroom has a panel bath, low level WC and vanity wash hand basin. The two bedrooms are of good proportions and the landing has a airing cupboard which houses an immersion heated tank.

Externally to the rear is a tarmacadam driveway providing off street parking and a further gravel area. To the rear an enclosed garden with fenced boundary, patios, gravel area, lawn and pond.

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

Situation

This home is situated in a sought after residential location, which provides easy commuting to The Potteries, Motorway Network and various local towns and amenities.



Porch

Upvc double glazed door to the front elevation.

Hallway

Kitchen 8' 7" x 7' 10" (2.61m x 2.39m)

Range of fitted units to the base and eye level, stainless steel sink, drainer, mixer tap, space for a washing machine, space for a fridge/freezer, tiled splash backs, Upvc double glazed window to the front elevation, electric hob, oven and grill.

Living Room 16' 0" x 11' 10" (4.87m x 3.60m)

Stairs to the first floor, Upvc double glazed patio doors to the rear elevation.

Reception Room 17' 11" x 6' 6" (5.45m x 1.98m)

Upvc double glazed window to the rear, electric heater, loft access, WC and Utility Room off.

WC 6' 5" x 3' 1" (1.96m x 0.93m)

Low level WC, sink unit, Upvc double glazed window to the front elevation, tiled.

Utility 6' 6" x 3' 1" (1.98m x 0.93m)

Upvc double glazed window to the front elevation, worksurface, plumbing and space for a washing machine.

First Floor

Landing

Airing cupboard with immersion heated tank.

Bedroom One 11' 1" x 8' 8" (3.37m x 2.63m)

Upvc double glazed window to the rear elevation, electric radiator, built in wardrobe.

Bedroom Two 13' 7" x 6' 7" (4.14m x 2.01m) max measurements

Upvc double glazed window to the front elevation, electric radiator.

Bathroom 8' 3" x 5' 1" (2.51m x 1.54m)

Low level WC, panal bath, mixer tap with shower attachment, vanity wash hand basin with storage beneath, partly tiled, chrome heated towel radiator.

Externally

Externally to the front is a tarmacadam driveway and area laid to gravel. To the rear an enclosed garden, laid to patios, gravel area, lawn, fenced boundary.



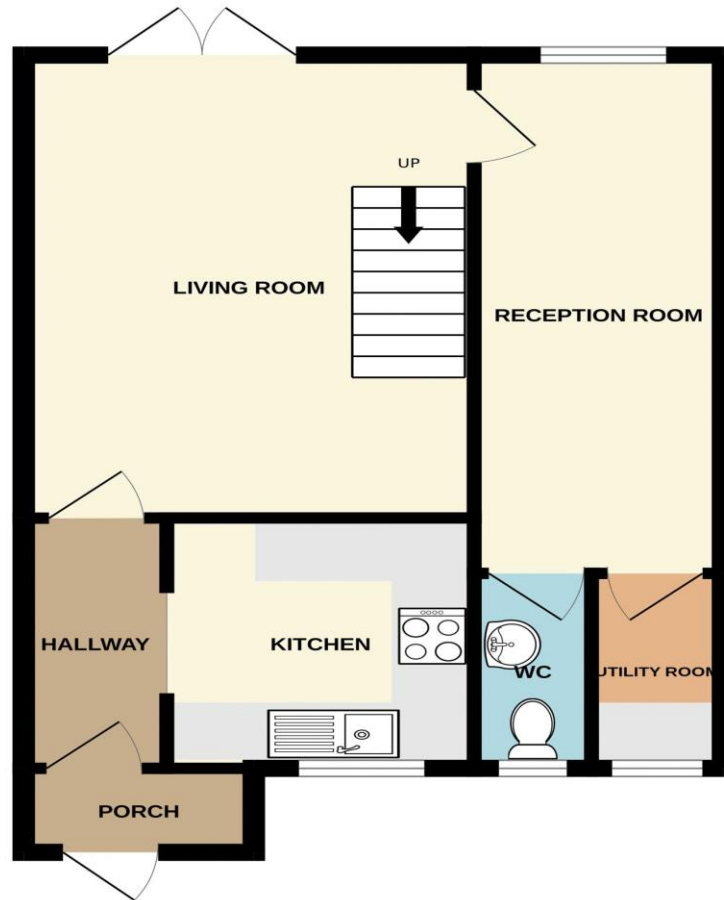
Note:
Council Tax Band: C

EPC Rating:

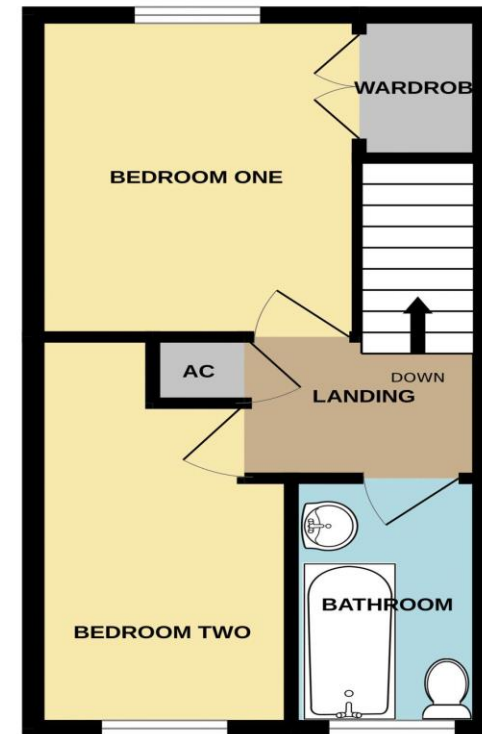
Tenure: believed to be Freehold



GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street, Leek, offices proceed to the roundabout turning right into Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road, follow this road passing through the villages of Cheddleton and Wetley Rocks and upon reaching Cellarhead crossroads turn right signposted Werrington, follow this road for approximately 1 mile and after passing the Red Cow public house on the left hand side, take the third turning right into Oakmount Road, follow this road taking the second turning right into Irvine Road, where the property is then situated on the right hand side, clearly identified by Whittaker & Biggs 'For Sale' board.

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45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**