



Moorland Avenue, Werrington, ST9 0EQ.
OIRO £280,000

Whittaker Est. 1930
& Biggs

Moorland Avenue, Werrington, ST9 0EQ.

This three bedroom detached home is nestled within a substantial plot, having an impressive enclosed rear garden and spacious driveway to the front. The property boasts a Upvc double glazed conservatory to the rear, with insulated roof, 23ft living room, dining kitchen, WC and integral garage. You're welcomed into the property via the porch, then into the hallway with useful storage cupboard and stairs to the first floor. The dining kitchen has a good range of fitted units to the base and eye level, space and plumbing for a washing machine, space for a under counter fridge, sink, gas cooker point and space for a dining table and chairs. The living has a living flame gas fire, marble style hearth, surround, wood mantle, bay window and patio door providing access to the conservatory. The conservatory is Upvc double glazed in construction, has an insulated roof, power and light and door to the side. Located from the kitchen is a rear hallway with access to the rear garden, WC which also houses the gas fired boiler and has space for a dryer. The integral garage has up and over door, power and light connected. To the first floor the landing provides access to three bedrooms and the family bathroom. The bathroom incorporates a panel bath, WC, pedestal wash hand basin and cupboard housing the immersion heated tank. Externally to the front is a tarmac driveway, with fenced/hedged boundary, well stocked raised border, access to garage and gated access to each side of the property. The rear garden is laid to patios, lawn, well stocked borders and fenced boundary. A viewing is highly recommended to appreciate this homes plot size, location, spacious layout and further potential.



Porch 10' 10" x 4' 3" (3.29m x 1.30m)

Upvc double glazed door and windows to the front,
Upvc double glazed windows to the side.

Hallway

Upvc double glazed door to the front, stairs to the first floor, radiator, storage cupboard.

Dining Kitchen 13' 1" x 10' 0" (3.98m x 3.06m)

Range of fitted units to the base and eye level, stainless steel sink with drainer, gas cooker point, space and plumbing for a washing machine, space for under counter fridge, radiator, tiled splash backs, Upvc double glazed window to the rear, space for dining table and chairs, wood glazed door to rear hallway.

Rear Hallway

Upvc double glazed door to the rear elevation.

WC 6' 4" x 4' 8" (1.92m x 1.42m)

WC, radiator, wall mounted Worcester gas fired boiler, space for a dryer, Upvc double glazed window to the side.

Integral Garage 17' 9" x 8' 2" (5.42m x 2.49m)

Up and over door, power, light, Upvc double glazed window to the side.

Living Room 23' 2" x 10' 9" (7.07m plus bay x 3.28m)

Upvc double glazed bay window to the front, living flame gas fire on marble style surround, hearth, wood mantle, two radiators, Upvc double glazed patio doors into conservatory.

Conservatory 12' 1" x 10' 11" (3.69m x 3.32m) max measurements

Upvc double glazed, insulated roof, door to side, power and light.

First Floor

Landing

Upvc double glazed window to the front, loft access.

Bedroom One 12' 9" x 10' 9" (3.88m into wardrobe x 3.27m)

Upvc double glazed window to the front, radiator, built in wardrobes, overhead storage.

Bedroom Two 11' 11" x 10' 2" (3.62m x 3.10m)

Radiator, Upvc double glazed window to the rear.

Bedroom Three 10' 4" x 6' 10" (3.16m x 2.08m)

Radiator, Upvc double glazed window to the side, built in wardrobes and overhead storage.

Bathroom 10' 0" x 6' 5" (3.06m x 1.95m)

Panel bath, chrome mixer tap with shower attachment, shower screen, pedestal wash hand basin, low level WC, partly tiled, radiator, storage cupboard housing immersion heated tank, Upvc double glazed window to the rear.

Externally

To the front tarmac driveway, fenced and walled boundary, raised well stocked borders, gated access to each side. To the rear, patios, area laid to lawn, well stocked borders.



Note:
Council Tax Band: C

EPC Rating:

Tenure: believed to be Freehold

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 Moorside High School and local amenities.







GROUND FLOOR



1ST 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 second turning right into Rownall Road then turn left on to Moorland Avenue where the property is situated on the left hand side.

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