



Uplands Croft, Werrington, ST9 0LF.  
OIEO £250,000

Whittaker Est. 1930  
& Biggs

# Uplands Croft, Werrington, ST9 0LF.

This three bedroom semi-detached property is situated in a quiet residential area and benefits from having an open plan living/dining room, extended kitchen and large rear garden complete with a purpose built outdoor home office/gym.

You are welcomed into the property via the hallway which houses the stairs to the first floor and a useful under stairs storage cupboard.

Next is the open plan living/dining room which is over 23ft in length and features a multi fuel log burner, a bay window to the frontage and French doors to the rear.

Adjacent is the extended kitchen which is equipped with integral appliances that include a Diplomat gas hob, Hotpoint electric fan assisted oven, Indesit dishwasher and fridge freezer. There is plenty of room for a breakfast table and chairs and the triple aspect ensures the room is bright all day long.

To the first floor are three well proportioned bedrooms with bedroom one having built in wardrobes with a TV recess and bay window to the frontage. Bedrooms two and three also have fitted wardrobes and storage.

All bedrooms are serviced by the family bathroom which is located at the front of the property and has a contemporary white suite.

In addition, the property boasts a purpose built, fully insulated home office that is currently being utilised as a gym.

Externally to the frontage, there is a paved driveway with gated access to the rear, whilst the large rear garden benefits from artificial grass, a paved patio and a decked area.

A viewing is highly recommended to appreciate the presentation, quiet location, and home office / gym.



## Ground Floor

### Hallway 13' 4" x 6' 11" (4.07m x 2.12m) (Max measurement)

UPVC double glazed door to the frontage, 2 x UPVC double glazed sidelight windows to the frontage, stairs to the first floor, under stairs storage, radiator.

### Living Room 12' 11" x 11' 1" (3.93m x 3.37m)

UPVC double glazed bay window to the frontage, multi fuel log burner, tiled hearth, brick surround, wood lintel, radiator.

### Dining Room 12' 1" x 10' 11" (3.69m x 3.32m)

UPVC double glazed French doors to the rear, radiator.

### Kitchen / Breakfast Room 18' 1" x 8' 10" (5.51m x 2.69m)

UPVC double glazed door to the side aspect, UPVC double glazed window to the right side aspect, UPVC double glazed window to the left side aspect, UPVC double glazed window to the rear, range of units to the base and eye level, integral Diplomat gas hob, integral Hotpoint electric fan assisted oven, integral Indesit dishwasher, composite sink and a half with drainer, chrome mixer tap, integral fridge freezer, space and plumbing for a washing machine, tiled floor, radiator, space for a table and chairs, inset ceiling spotlights.

## First Floor

### Landing 9' 2" x 7' 5" (2.79m x 2.27m) (Max measurement)

UPVC double glazed window to the side aspect, loft access, airing cupboard.

### Airing Cupboard

Housing a Worcester gas fired boiler and hot water tank.

### Bedroom One 13' 8" x 10' 11" (4.17m x 3.32m) (Max measurement)

UPVC double glazed bay window to the frontage, built in wardrobes and TV recess, radiator.

### Bedroom Two 11' 11" x 10' 11" (3.64m x 3.32m)

UPVC double glazed window to the rear, built in wardrobes, radiator.

### Bedroom Three 8' 11" x 8' 4" (2.72m x 2.54m)

UPVC double glazed window to the rear, built in wardrobes, radiator.

### Bathroom 6' 9" x 6' 9" (2.07m x 2.06m)

UPVC double glazed window to the frontage, panel bath, chrome taps, electric shower over, glass shower screen, pedestal wash hand basin, chrome taps. low level WC, radiator, inset ceiling spotlights, extractor fan.

### Externally

To the frontage, paved driveway, area laid to lawn, wall boundary, well stocked borders, gated access to the rear. To the rear, Decked area, area laid to artificial grass, paved patio area, timber shed, well stocked borders, mature trees, home office building.

### Outdoor Office / Gym 15' 7" x 9' 2" (4.76m x 2.80m)

Professionally built, fully insulated, electrics, WiFi, light, inset ceiling spotlights, external lights, UPVC double glazed French doors and sidelight windows.



Note:

Council Tax Band: C

EPC Rating: C

Tenure: Believed to be Freehold







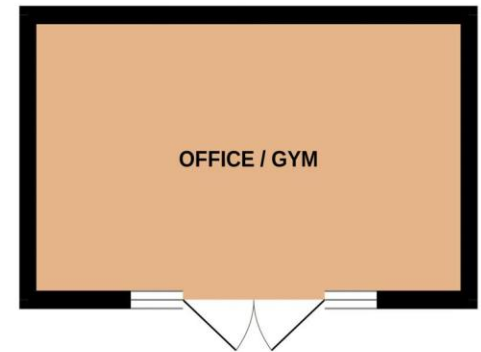
GROUND FLOOR



1ST FLOOR



OFFICE / GYM



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Directions

From our Derby Street Leek office proceed into Haywood Street at the traffic lights turn left into the A520 Cheddleton Road, follow this road through the villages of Leekbrook, Cheddleton and Wetley Rocks and upon reaching the traffic lights at Cellarhead turn right onto the A52 Cellarhead Road. Follow this road which then becomes Ashbank Road and at the traffic lights turn right into Washerwall Lane, continue along this road for a short distance taking the second turning left into Uplands Avenue. Follow the road around until you see a left hand turn for Uplands Croft where the property is situated on the left, identified by a Whittaker & Biggs For Sale sign.

## 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 good local schools and amenities

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