

31 Ash Way, Werrington, Stoke-On-Trent, Staffs, ST2 9DZ



Freehold £175,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable semi-detached home situated in Werrington. This home is well placed for access to local shops, schools and amenities as well as offering good road links to the A52. As you would expect this property offers Upvc double glazing along with gas central heating and also benefits from leased solar panels which assists with reducing the electricity running costs. In brief the accommodation comprises of entrance lobby, through lounge / dining room, fitted kitchen, rear lobby and to the first floor are three bedrooms along with a first floor WC and separate bathroom. Externally the property offers gardens to front and rear along with ample off road parking plus two garages. We can also confirm that this home is being sold with the added benefit of NO VENDOR UPWARD CHAIN !

ENTRANCE LOBBY 2.13m x 0.99m (7'0" x 3'3")

With Upvc double glazed front access door with skylight above with inset stained glass above, pendant light fitting, wood effect laminate flooring, Worcester boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, phone line connection, BT Openreach connection (subject to usual transfer regulations), power points and doors leading off to;



THROUGH LOUNGE / DINER 7.37m x 3.38m maximum (24'2" x 11'1" maximum)

With Upvc double glazed windows to front and rear aspects, two pendant light fittings, two single panelled radiators, TV aerial connection point, power points, feature fireplace with tiled inset and door leading off to;



REAR LOBBY

With Upvc double glazed side access door, pendant light fitting, double panelled radiator, wood effect laminate flooring, understairs storage area, built-in storage cupboard providing ample domestic storage space, stairs to first floor and door leading off to;



FITTED KITCHEN 2.51m x 2.11m (8'3" x 6'11")

With Upvc double glazed window to side, fluorescent tube light fitting, vinyl cushion flooring, a range of base and wall-mounted white kitchen storage cupboards providing ample domestic cupboard and drawer space, round edge worktop with a built-in stainless steel sink unit, space for fridge/freezer, space for free-standing oven/hob, access to storage cupboard housing the gas / electric meters and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to rear, pendant light fitting, battery smoke alarm, access to airing cupboard housing hot water cylinder and doors leading off to rooms including;



BEDROOM ONE (FRONT) 3.86m x 2.92m (12'8" x 9'7")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, fitted wardrobes providing ample domestic hanging and storage space, built-in storage cupboard providing additional storage space, ADSL / phone line connection and power points.



BEDROOM TWO (REAR) 3.00m x 2.92m (9'10" x 9'7")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, built-in storage cupboard providing ample domestic storage space and power points.



BEDROOM THREE (FRONT) 2.62m x 2.90m (8'7" x 9'6")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator and power points.



FIRST FLOOR WC 0.79m x 3.35m (2'7" x 11'0")

With two Upvc double glazed frosted windows to side aspect, extractor fan, low-level WC, vinyl cushion flooring and access to loft space.



FIRST FLOOR BATHROOM 1.68m x 2.26m maximum (5'6" x 7'5" maximum)

With Upvc double glazed frosted window to side aspect, pendant light fitting, wall-mounted electric heater, pedestal sink unit, panelled bath unit and extractor fan.



EXTERNALLY

FRONT GARDEN

Bounded by concrete post and timber fencing with lawn section, a flagged driveway provides parking for up to four vehicles, outdoor tap, outdoor light and access leads off to;

REAR GARDEN

Bounded by concrete post and timber fencing with flagged walkway, a wealth of mature shrubs and a garden greenhouse.



TWO GARAGES

Two garages providing ample domestic external storage space or additional parking for two vehicles plus two roller electric doors.



COUNCIL TAX

Band 'C' amount payable to Staffordshire Moorlands District Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

SOLAR PANELS

Please note this property benefits from leased solar panels on the roof. This roof is leased to A Shade Greener on a 25 years lease.

Lease Agreement Start Date: 5th December 2014

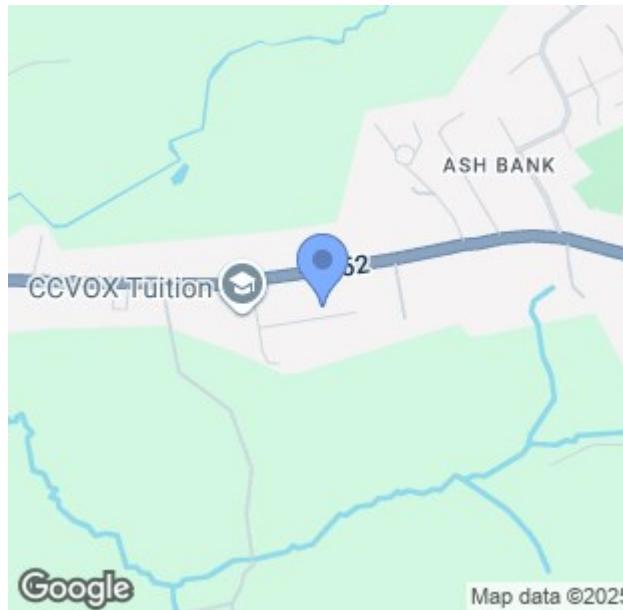
Lease Term: 25 Years

Lease End Date: 4th December 2039



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Bob Gutteridge
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

