

Salters Close Werrington Stoke-On-Trent ST9 0DB



Offers In The Region Of £165,000

Salters Close, Werrington, Stoke-On-Trent, ST9 0DB

If you're looking for a place to call your own
Somewhere to put your own stamp on and make your home
Then stop looking, search no more
Here is a property you will adore
All this is available with NO UPWARD CHAIN
Call us now to view, there's nothing to lose and perhaps a lot to gain!

Located in the charming cul-de-sac of Salters Close in Werrington, this semi-detached house presents a wonderful opportunity for those seeking a property to personalise and make their own. The home features a welcoming entrance porch that leads into a hallway, setting the tone for the rest of the property. The lounge offers a comfortable space for relaxation, while the breakfast kitchen provides a practical area for dining and culinary pursuits. This residence boasts three well-proportioned bedrooms, perfect for families or those needing extra space. Additionally, there is a separate WC, enhancing convenience for daily living.

The property benefits from double glazing and central heating, ensuring warmth and comfort throughout the year. Outside, the good-sized rear garden offers a delightful space for outdoor activities, gardening, or simply enjoying the fresh air. This home is being offered with no upward chain, allowing for a smooth transition for prospective buyers. While general updating is required, this presents an exciting chance to create a living space that reflects your personal style and preferences.

In summary, this semi-detached house in Werrington is a fantastic opportunity for anyone looking to invest in a property with potential. With its desirable location and ample space, it is sure to attract interest from a variety of buyers.

Entrance Side Porch

Upvc door and double glazed windows. Access into the hallway.

Hallway

Radiator. Stairs off to the first floor.

Lounge

18'0" narrowing to 14'11" x 9'9" (5.49 narrowing to 4.55 x 2.99)

Double glazed window to the front aspect. Feature surround which extends to the TV display area. Radiator. Useful storage cupboard.

Breakfast Kitchen

12'0" x 11'3" (3.66 x 3.45)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl stainless steel sink with single drainer, mixer tap. Double glazed window. Radiator. Useful cupboard housing gas central heating boiler. Space for breakfast table.

Bathroom

5'5" x 3'11" (1.66 x 1.21)

White suite comprises, panelled bath with Triton shower screen over and pedestal wash hand basin. Radiator. Tiled walls. Double glazed window.



First Floor

Landing

Double glazed window. Loft access.

Bedroom One

11'10" x 11'6" narrowing to 9'4" (3.61 x 3.52 narrowing to 2.86)

Double glazed window. Radiator. Airing cupboard.



Off road parking to the front aspect. Side access to a generous sized rear garden. To the rear the garden area is laid to lawn with maturing tree's and seating area.



Bedroom Two

12'2" max x 9'11" (3.73 max x 3.03)

Double glazed window. Radiator.

Bedroom Three

8'9" to bulk head x 6'0" (2.67 to bulk head x 1.85)

Double glazed window. Radiator.

Separate WC

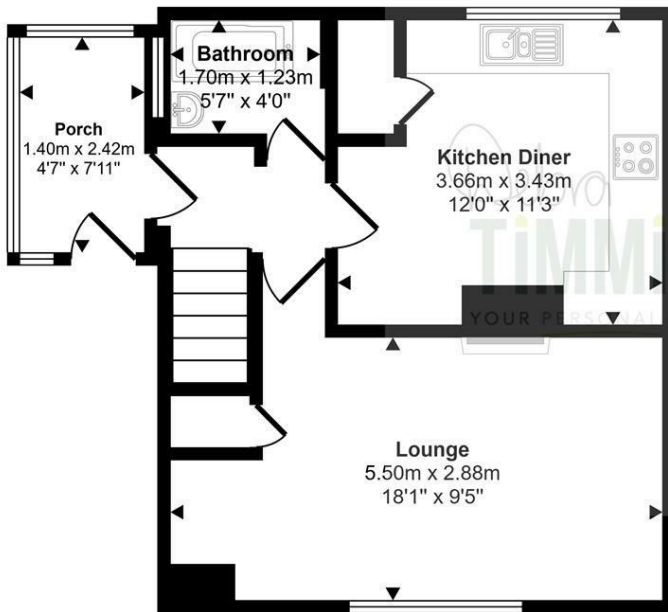
5'8" x 2'9" (1.73 x 0.84)

Double glazed window. Low level WC and wash hand basin.

Externally

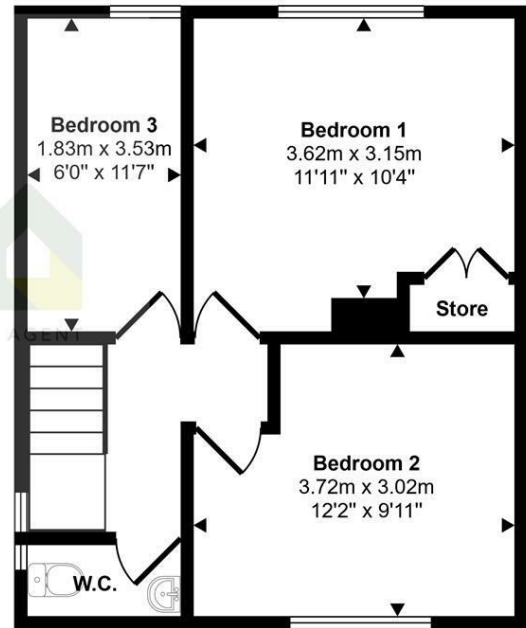


Approx Gross Internal Area
78 sq m / 836 sq ft



Ground Floor

Approx 40 sq m / 431 sq ft



First Floor

Approx 38 sq m / 405 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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