

FOR SALE



Werrington Road, Bucknall, Stoke On Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £140,000





ENTRANCE HALL Entered via a UPVC front door, stairs to first floor.

LOUNGE 12' 4" x 10' 9" (3.76m x 3.30m) Having double glazed bay window to the front elevation, living flame gas fire with feature surround, radiator.

KITCHEN/BREAKFAST ROOM 10' 10" x 9' 8" (3.32m x 2.95m) Fitted with a range of wall and base units with worksurface over which incorporates a sink unit and drainer, space for appliances, double glazed window and French doors opening onto the rear garden, ceramic tiled floor, radiator.

REAR LOBBY Storage cupboard, door giving access to the side.

WC Comprising; low level WC and hand wash basin, housing gas boiler, radiator.

BEDROOM ONE 12' 4" x 10' 9" (3.76m x 3.30m) Having two double glazed windows to the front elevation, two radiators.

BEDROOM TWO 10' 10" x 8' 5" (3.32m x 2.58m) Double glazed window to the rear elevation, radiator.

BATHROOM 7' 10" x 5' 4" (2.41m x 1.63m) Comprising; low level WC, pedestal hand wash basin and bath with shower attachment, fully tiled walls, double glazed window to the rear elevation, radiator.

- Semi-Detached Property
- Two Double Bedrooms
- In Need of Modernisation
- Well Proportioned Accommodation
- Ample Driveway Parking
- Good Size Garden to the Rear
- No Onward Chain

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		



EXTERNAL The property is approached via a tarmacadam driveway which provides ample off road parking, access to the side of the property leads through to a good size garden with paved patio, turfed lawn and mature hedges.





Ground Floor

First Floor

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

