



## 66 Werrington Road

Bucknall, Stoke-On-Trent, ST2 9AF

All right stop! Collaborate and listen, Dunn & Rate are back with a brand new invention! This immaculate, semi detached house in Bucknall will surely have you stopping in your tracks when you see what's on offer. Beautifully presented throughout, the property comprises of a spacious lounge, open plan kitchen/dining area, three great sized bedrooms and contemporary bathroom suite. Externally, the property benefits from off road parking to the front and the rear garden is a great size with a patio, large lawn area and mature trees and shrubbery. Located in the popular area of Bucknall, with excellent commuter links to the main town centre, close to local amenities and schooling. Now that the party is jumping, with the bass kicked in, the fingers are pumpin', use them to book your viewing today!

**Offers in excess of £199,950**

# 66 Werrington Road

## Bucknall, Stoke-On-Trent, ST2 9AF



- VERY WELL MAINTAINED SEMI DETACHED PROPERTY
- CLOAKROOM
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION CLOSE TO AMENITIES
- SPACIOUS LOUNGE
- THREE GREAT SIZED BEDROOMS
- DETACHED GARAGE
- OPEN PLAN KITCHEN/DINING AREA
- MODERN FAMILY BATHROOM
- GENEROUS SIZED REAR GARDEN

### GROUND FLOOR

#### Entrance Hall

12'1" x 5'6" (3.69 x 1.70)

The property has a double glazed entrance door to the front aspect, coupled with a double glazed window to the side aspect. Radiator. Stairs leading to the first floor.

#### Lounge

14'6" x 10'9" (4.43 x 3.28)

A double glazed window overlooks the front aspect. Radiator.

#### Kitchen

14'5" x 5'6" (4.41 x 1.70)

A double glazed window overlooks the rear aspect coupled with double glazed sliding patio doors. Fitted with a range of wall and base storage units with inset A-sterite steel sink unit and side drainer. Coordinating work surface areas. Integrated appliances include electric oven and hob with cooker hood above, microwave. Plumbing for a washing machine. Radiator.

#### Dining Room

12'1" x 10'11" (3.70 x 3.34)

Open archway into the kitchen area. Door to cloakroom and door to storage cupboard with space for a tumble dryer. Bioethanol fireplace. Television point.

#### Cloakroom

12'3" x 2'6" (3.75 x 0.78)

Two double glazed windows overlook the side aspect. Low level W.C and ladder style radiator.

#### FIRST FLOOR

##### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

##### Bedroom One

14'3" x 9'10" (4.36 x 3.00)

A double glazed window overlooks the rear aspect. Radiator.

##### Bedroom Two

11'6" x 10'9" (3.53 x 3.30)

A double glazed window overlooks the front aspect. Radiator.

##### Bedroom Three

11'0" x 6'8" (3.36 x 2.04)

A double glazed window overlooks the rear aspect. Radiator.

#### Bathroom

5'6" x 5'5" (1.68 x 1.66)

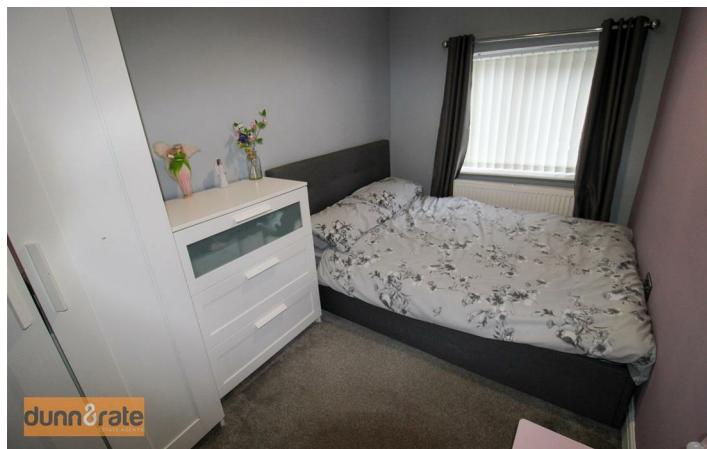
A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over, low level W.C and vanity hand wash basin. Fully tiled walls and vertical height radiator. Airing cupboard housing central heating boiler.

### EXTERIOR

To the front there is a driveway providing ample off road parking. The drive leads down the side of the property to the detached garage. To the rear the property has a patio area and laid to lawn with mature trees and enclosed by panelled fencing.

#### Garage

Up and over door and two windows to the side aspect coupled with an access door. Power and lighting.



## Floor Plan



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		66	79
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			