



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



127 Werrington Road  
Stoke-On-Trent, ST2 9AQ

**Offers In The Region Of £225,000**



## 127 Werrington Road

, Stoke-On-Trent, ST2 9AQ

### NO UPWARD CHAIN

Nestled on Werrington Road, this charming three bedroom semi-detached family home offers a perfect blend of comfort and convenience. The property boasts a spacious open plan living area, with views over the rear gardens, creating a warm and inviting atmosphere for family gatherings.

The home features three well proportioned bedrooms, providing ample space for a growing family or guests. The bathroom is conveniently located, ensuring ease of access for all. One of the standout features of this property is the generous driveway and garage, complete with an inspection pit and additional storage beneath, catering to those with a passion for vehicles or simply in need of extra space.

The sizeable, well maintained gardens offer a delightful outdoor retreat, perfect for children to play or for hosting summer barbecues. The property is also well positioned for excellent transport links, making commuting and exploring the local area a breeze.

This semi detached house is not just a home; it is a lifestyle choice, combining practicality with a welcoming environment. Whether you are a first time buyer or looking to settle down with your family, this property is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this lovely house your new home.





### Directions

From our Derby Street Leek office take the A520 Cheddleton Road out of the town proceeding through Cheddleton and Wetley Rocks. Upon reaching the Cellarhead traffic lights turn right onto the A52 Ash Bank Road. Follow this road for approximately 5 miles and just prior to reaching the Esso petrol station the property is situated on the right hand side identifiable by our For Sale board.

### Situation

The property is ideally situated for commuting being close to The Potteries and the Motorway Network. Also close to good local Schools and amenities.

### Entrance Porch

Upvc double glazed door with side panels to front, tiled floor.

### Hallway

Having staircase off with storage under incorporating meters and Upvc double glazed frosted window, quarry tiled floor, radiator.

### Living Room/Dining Room 25'8" x 11'8" max (7.84 x 3.57 max)

Feature Upvc double glazed bay window to front, stone fireplace, radiator.

Dining Area with Upvc double glazed window overlooking rear gardens, radiator.

### **Kitchen** 16'4" x 6'3" (5.0 x 1.93)

Excellent range of newly fitted units comprising matching wall and base units with work surfaces over having inset sink unit, cooker point, plumbing for washing machine, radiator, Upvc double glazed window to side and Upvc double glazed door and window to rear gardens, cushioned floor.

### **First Floor Landing**

Upvc double glazed frosted window to side, loft access.

### **Bedroom One**

13'8" x 11'8" max (4.19 x 3.56 max)  
Feature Upvc double glazed bay window to front, radiator, built in wardrobes.

### **Bedroom Two**

12'1" x 11'9" max (3.70 x 3.59 max)  
Upvc double glazed window to rear overlooking gardens, radiator, built in wardrobes.

### **Bedroom Three**

7'9" x 6'5" (2.38 x 1.99)  
Upvc double glazed window to front, radiator.

### **Bathroom**

6'3" x 6'2" (1.93 x 1.90)  
Suite comprising panelled bath with telephone style mixer tap and shower attachment, low level wc, pedestal wash hand basin, fully tiled walls, Upvc double glazed frosted window to rear. Built in airing cupboard housing Ideal gas boiler and fixed shelving.

### **Outside**

The property is approached over a Tarmac driveway with double gated access and provides further parking to the side of the property leading to the garage. Adjoining shaped lawns with established well maintained borders.





### **Garage** 19'8" x 10'0" (6.01 x 3.06)

Having up and over door with pedestrian door, concrete floor with full height inspection pit, windows to the rear and side aspects. Power and lighting connected.

Useful Garden storage beneath the garage.

### **Rear Gardens**

Sizeable rear gardens are laid to a patio area accessed from the kitchen with steps down to mature well maintained lawns with established flower borders. Hedged and fenced boundaries. Cold water tap and courtesy lighting.

### **Local Authority**

The local authority is Staffordshire District Council

### **Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### **Measurements**

All measurements given are approximate and are 'maximum' measurements.

### **Viewings**

By prior arrangement through Graham Watkins & Co.

### **Tenure and Possession**

The property is held freehold and vacant possession will be given upon completion.

## Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



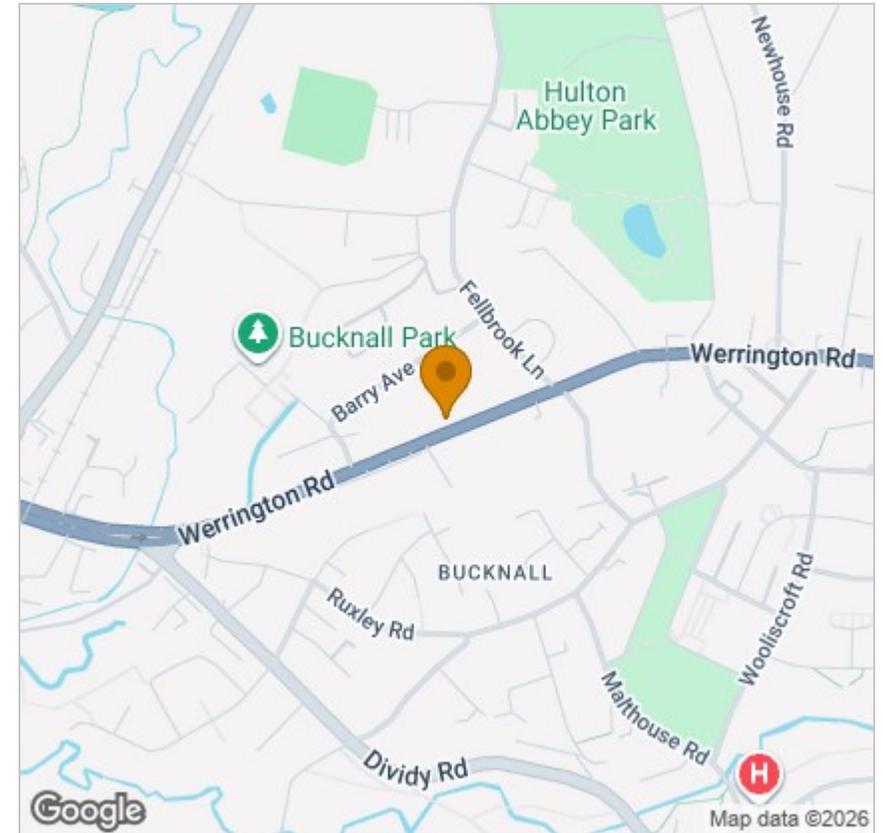
## Floor Plan



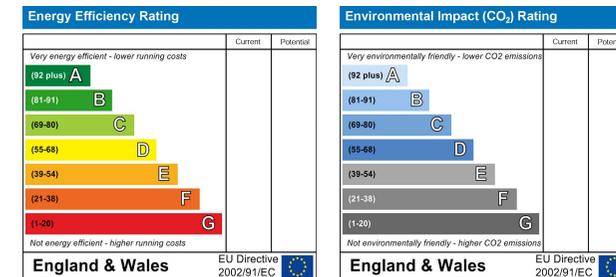
## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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