



**18 Warners Drive, Stoke-On-Trent, ST3 6PX**

**Offers in the region of £190,000**

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"Sometimes the perfect home is the one that's ready when you are." - Unknown

A beautifully presented two-bedroom semi-detached home occupying a desirable position on the popular Warners Drive. Offering stylish interiors, landscaped gardens, and off-road parking, this turnkey property is ideally suited to first-time buyers, couples, or downsizers seeking a home ready to enjoy from day one.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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## Denise White Estate Agents Comments

Situated on the highly regarded Warners Drive in the popular area of Weston Coyney, this beautifully presented triple-fronted two-bedroom semi-detached home offers stylish and well-maintained accommodation throughout. Perfectly suited to first-time buyers, couples, or downsizers, the property is ready to move straight into and enjoys a wonderful balance of practicality, comfort, and contemporary design.

The property is approached via an attractive frontage comprising a lawned garden enclosed by a mature hedge, creating a pleasant degree of privacy. A paved pathway leads to the front entrance, whilst off-road parking is provided for two vehicles.

Upon entering, a welcoming entrance hall provides access to the principal ground floor accommodation. A useful downstairs WC adds convenience, while the contemporary kitchen is fitted with a range of modern units and enjoys direct access to the rear garden, making it ideal for everyday living.

To the rear of the property, the spacious lounge diner provides an excellent space for both relaxation and entertaining. Beautiful bespoke panelling adds character and style, while French doors open directly onto the garden, allowing natural light to flood the room from both the front and rear aspects and creating a seamless connection to the outdoor space during the warmer months.

To the first floor, there are two well-proportioned bedrooms. The principal bedroom is particularly impressive, featuring stylish wall panelling that mirrors the design found in the living space below, creating a cohesive and inviting atmosphere. The second bedroom offers excellent versatility as a guest room, nursery, dressing room, or home office. Both bedrooms are served by a beautifully appointed family bathroom finished to a high standard.

Externally, the enclosed rear garden has been thoughtfully landscaped to provide a variety of outdoor spaces to enjoy. A decked seating area extends directly from the lounge diner, offering the perfect setting for al fresco dining. A gravelled pathway leads through the garden to a useful storage shed complete with power and lighting, while a lawned section and an additional seating area at the rear provide further opportunities to relax and enjoy the outdoor environment.

Combining stylish interiors, attractive gardens, and a highly sought-after location, this superb home represents an excellent opportunity for those seeking a beautifully presented property that can be enjoyed from day one.

## Location



The property is ideally located within close proximity to local shops, schools and other amenities and just 2.6 miles from Longton and 5.6 miles from the City Centre, Hanley. With excellent road links across Stoke on Trent, offering easy access to the A50 which provides access to Uttoxeter and Derby and M6 motorway junction 15. Stoke on Trent Train Station is also just 8.3 miles away which can take you to Manchester in approximately 40 minutes, Birmingham in approximately 1 hour and down to London in just 90 minutes!

Stoke-on-Trent is a city of creativity and culture in the heart of England. Known as The Potteries, it is the home of world-famous ceramics and pottery

factories, where you can learn about the history and craft of this industry, or even try your hand at making your own. Stoke-on-Trent also offers plenty of family fun, with attractions such as the Trentham Estate, where you can explore the beautiful gardens, shop at the village, or meet the monkeys at the Trentham Monkey Forest. For thrill-seekers, Stoke-on-Trent is close to Alton Towers, the largest amusement park in Britain, with rides, shows, and entertainment for all ages.

### Entrance Hallway

Composite door to the front aspect. Carpet. Stairs leading to first floor accommodation. Ceiling light. Doors leading into: –

### Kitchen

12'9" x 6'0" (3.91 x 1.83)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel drainer sink unit. Integrated gas hob with extractor fan over, oven. Space for washing machine, fridge freezer. vinyl flooring. uPVC window to the front aspect. Composite door to the rear aspect. Ceiling light.

### Lounge Diner

16'11" x 14'9" max (5.18 x 4.51 max)



carpet. Radiator. PVC window to the front aspect. You PVC double doors leading to garden. Ceiling light.

### WC



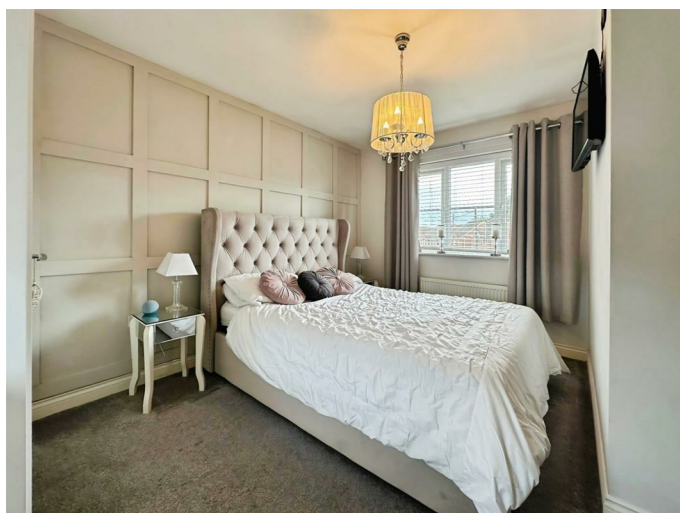
Vinyl flooring. Low level WC. Wash hand basin. Obscured uPVC window to the front aspect. Ceiling light.

### First Floor Landing

Carpet. Airing cupboard housing the combination boiler. uPVC window to the rear aspect. Ceiling light. Doors leading into: –

### Bedroom One

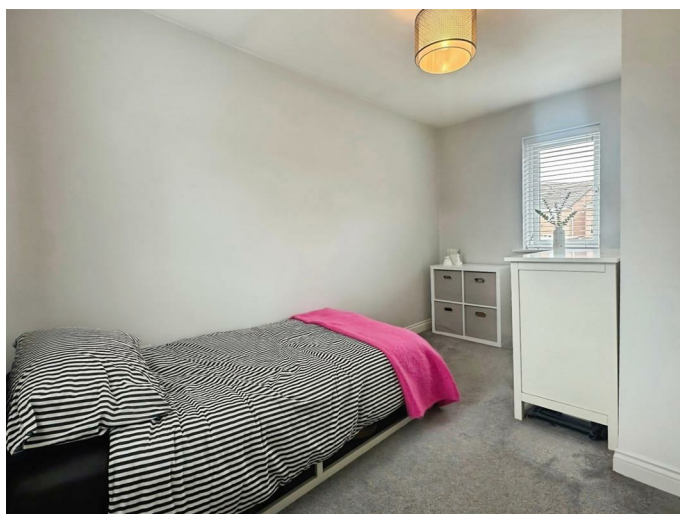
12'6" x 11'0" (3.82 x 3.37)



Carpet. Radiator. Built in wardrobe. uPVC Windows to the front and rear aspect. Ceiling light.

### Bedroom Two

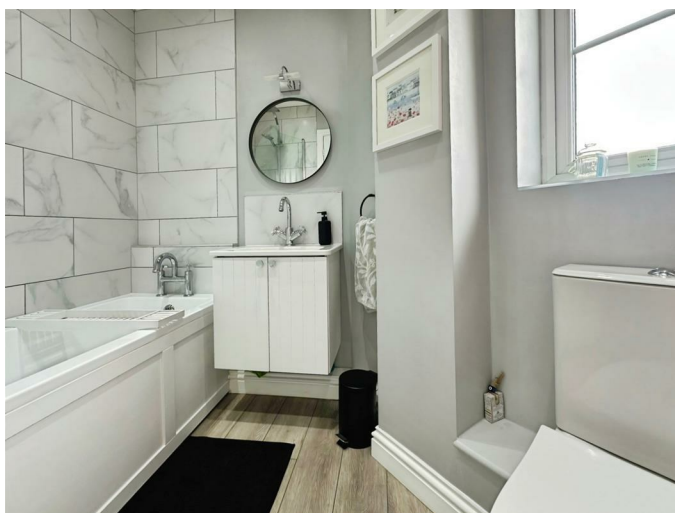
12'11" x 9'5" (3.94 x 2.88)



Carpet. Radiator. uPVC Windows to the front and rear aspect. Ceiling light. Loft access.

### Bathroom

11'1" x 3'3" (3.39 x 1.01)



Fitted with a suite comprising of bath with rainfall shower attachment, vanity wash hand basin, low-level WC. Vinyl flooring. Heated towel rail. Obscured uPVC window to the front aspect. Inset spotlights.

### Outside



Externally, the property benefits from an attractive front garden enclosed by mature hedging, off-road parking for two vehicles, and a thoughtfully landscaped rear garden. The enclosed rear space features a decked seating area, lawn, additional patio area, and a useful powered storage shed, creating an ideal environment for both relaxation and outdoor entertaining.

### Agent Notes

Tenure: Freehold

Services: All mains services connected  
Council Tax: Staffordshire Moorlands Band B

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any

information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as

the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Will Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

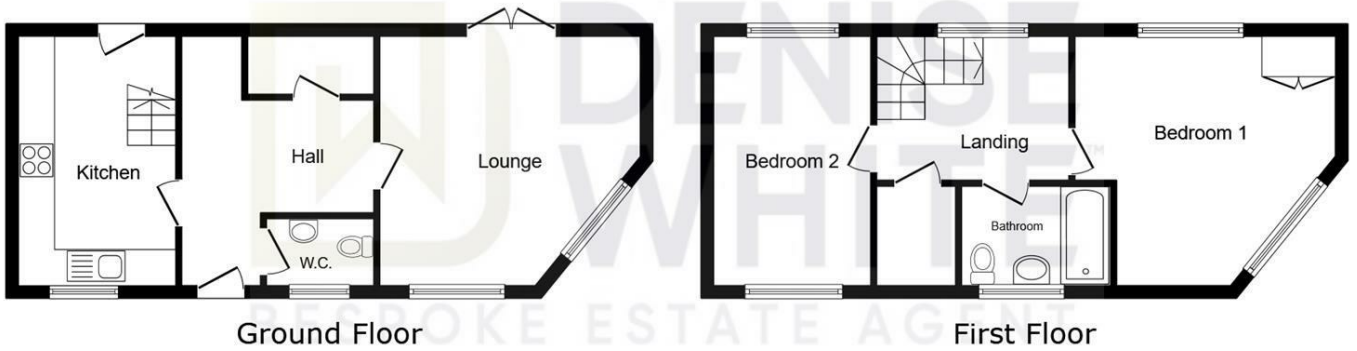
### **Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **Buyer ID Checks**

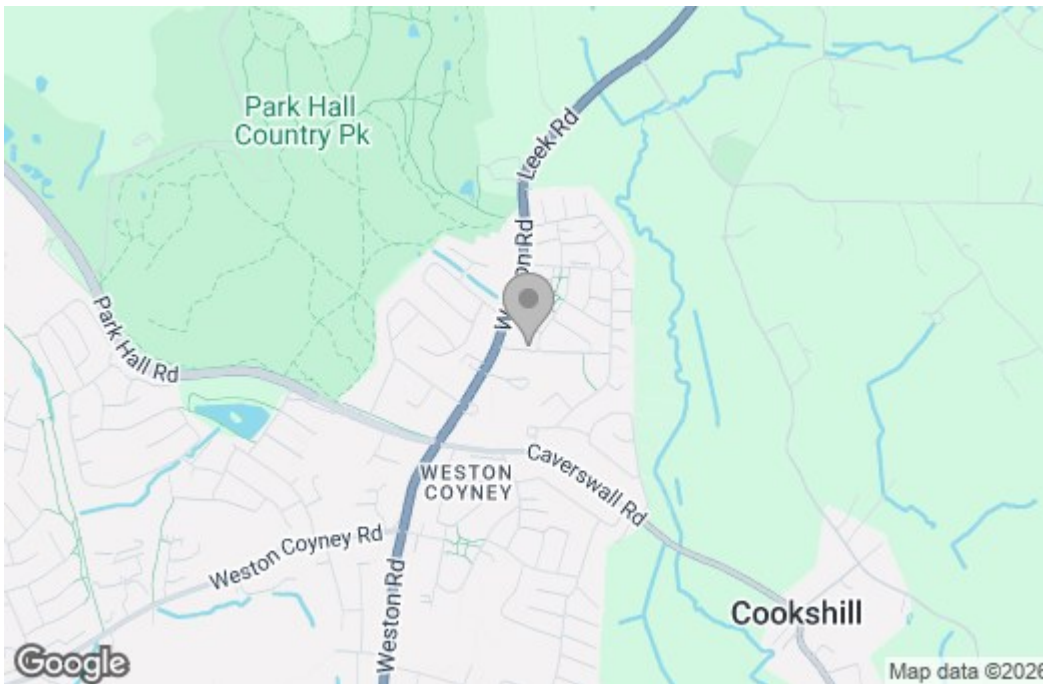
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Floor Plan



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

## Area Map



## Energy Efficiency Graph

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

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

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.