



3

Bedrooms



1

Bathroom

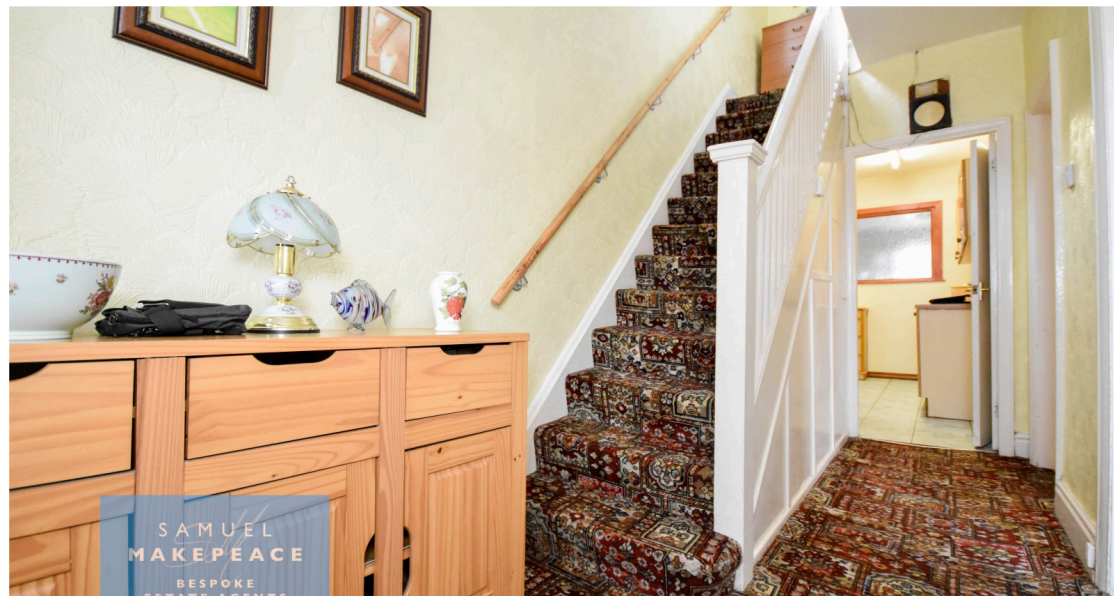


2

Receptions



- **THREE BEDROOM SEMI-DETACHED PROPERTY**
- **GENEROUS PLOT WITH HUGE REAR GARDEN**
- **FANTASTIC POTENTIAL TO MODERNISE**
- **TWO SPACIOUS RECEPTION ROOMS**
- **EXTENDED KITCHEN & SEPARATE LAUNDRY ROOM**
- **DOWNSTAIRS WC & GROUND FLOOR SHOWER AREA**
- **DRIVEWAY FOR 2-3 VEHICLES**
- **TWO DETACHED GARAGES & EXTENSIVE REAR PARKING**
- **THREE GREAT SIZED BEDROOMS**
- **NO UPWARD CHAIN**

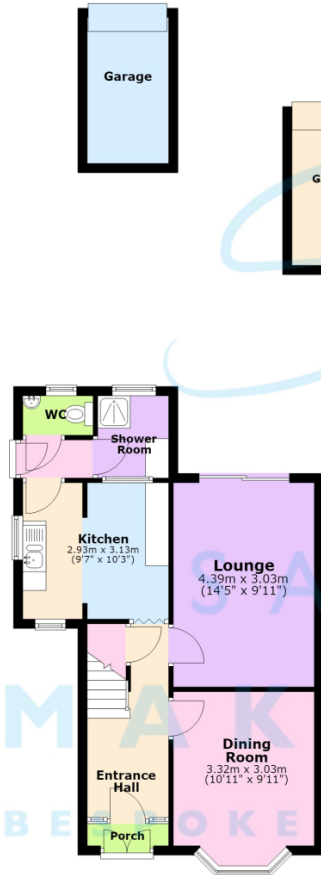


The Road to Something Special Starts on Werrington Road... If you've been searching for a property where you can truly make your mark, then your journey could well end here. Occupying an exceptionally generous plot on the ever-popular **Werrington Road, Bucknall**, this spacious three-bedroom semi-detached home is bursting with potential. Offering fantastic proportions inside and out, extensive parking, two detached garages and a garden that's simply enormous, this is an exciting opportunity to create a wonderful family home exactly the way you've always imagined. Ideally situated close to local amenities, well-regarded schools and excellent commuter links, the location is every bit as appealing as the possibilities the property presents. The impressive frontage immediately sets the tone. A substantial driveway provides off-road parking for two to three vehicles, complemented by a generous lawn bordered with mature shrubs and established planting. Steps lead to the welcoming front porch with tiled flooring before opening into an inviting entrance hall, complete with useful under-stairs storage and access to all of the ground floor accommodation. To the front of the property, the attractive bay-fronted dining room is filled with natural light and features laminate flooring together with a charming gas fireplace, creating a warm and welcoming space for family meals or entertaining. To the rear, the spacious separate lounge offers another generous reception room, complete with laminate flooring, an electric fireplace and patio doors opening onto the rear garden, allowing you to enjoy the views across the impressive outdoor space. The kitchen has been thoughtfully extended over the years to create a generous working area with ample cupboard space and room for a range of appliances. Adjoining the kitchen is a practical laundry room, complete with a shower cubicle and space for both a washing machine and tumble dryer. A convenient downstairs WC and a useful rear hallway with access to the garden complete the ground floor. Upstairs, the property continues to impress with three well-proportioned bedrooms. The spacious principal bedroom sits at the front of the property and benefits from laminate flooring. The second bedroom is another excellent double, complete with fitted wardrobes and laminate flooring, while the third bedroom provides a generous single room, ideal as a child's bedroom, home office or dressing room. Completing the first floor is a separate shower room featuring vinyl flooring and a shower cubicle. Step outside and you'll discover where this home truly comes into its own. The rear garden is exceptionally generous, offering endless possibilities for keen gardeners, growing families or anyone dreaming of creating their own outdoor oasis. While it would benefit from some attention, the potential here is undeniable. A paved seating area leads onto expansive lawned gardens surrounded by mature shrubs and established trees, creating a fantastic blank canvas ready to be transformed. Follow the paved pathway to the rear gate and you'll uncover another outstanding feature – **two detached garages with up-and-over doors**, together with additional off-road parking for numerous vehicles, all accessed via the rear. Whether you're a car enthusiast, need workshop space, dream of a home gym or simply require exceptional storage, these versatile garages offer countless possibilities. Homes offering this amount of space, parking and future potential are becoming increasingly difficult to find. With its generous plot, flexible accommodation and incredible scope to modernise and add value, this is a property that invites you to dream big and create something truly special. Don't just find a house... discover the potential waiting for you on Werrington Road. **Disclaimer:**

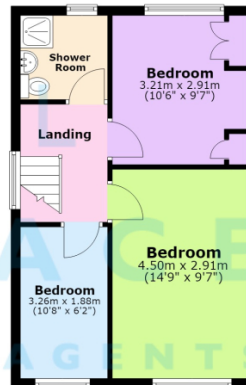
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Ground Floor



First Floor



Total area: approx. 97.5 sq. metres (1049.9 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this.
Plan produced using PlanUp.



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