



Tenderah, Leek Road

Werrington



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Tenderah,

Leek Road, Werrington
Staffordshire, ST9 0HX

This very well presented detached bungalow is situated in a sought after and well established residential area at Cellarhead, offering good access to the local market towns of Leek & Cheadle and into The Potteries.

Upgraded and improved to an excellent standard offering an ideal bungalow for retirement or potentially for a family with the property offering the option of three bedrooms and two shower rooms.

Double glazing, gas fired central heating and security alarm system.

Entrance Hall, Living Room, Dining Room, a superb fitted Kitchen with integrated appliances, Conservatory, Sitting Room / Third Bedroom with En-Suite Shower Room, Two further Bedrooms and a contemporary modern Shower Room.

Block paved driveway to the front providing ample off street parking leading to a generous sized garage with electric remote control door and a useful Utility Room. Lawned gardens to front and rear aspects, block paved patio area and electric sun awning to rear garden and useful garden shed.

A viewing of the property comes highly recommended and is offered For Sale with No Upward Chain involved.

Offers in the region of: £330,000



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Leek Office - 01538 383344



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Accommodation

Entrance Hall

Radiator. Loft access. Wall light point n x 2. Wood flooring.

Living Room

Radiator. Wall light point x 4. Bay window.

Dining Room

Radiator x 2. Coving. Sliding doors to:

Conservatory

Radiator. Tiled floor. Sliding doors to garden.

Kitchen

Wall and base units. ceramic sink unit with rinsing bowl and mixer tap. Integrated dishwasher. NEFF oven and microwave. NEFF electric hob and extractor unit. Tiled floor. Radiator. Breakfast bar. Spotlights. Access to garage.

Bedroom/Sitting Room

Radiator. Spotlights. Double doors to garden.

En-Suite

Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Tiled floor. Radiator.

Bedroom

Radiator. Fitted range of wardrobes and bed surround.

Bedroom

Radiator. Fitted range of wardrobes and bed surround. Bay window.

Shower Room

Large walk-in shower cubicle. W.c. Wash basin with storage unit below. Range of storage units. Radiator. Heated towel rail. Tiled floor. Fitted feature mirror.





Outside

Block paved driveway to the front providing ample off street parking leading to a generous sized garage with electric remote control door and a useful Utility Room with plumbing point and housing the central heating boiler. Lawned gardens to front and rear aspects, block paved patio area and electric sun awning to rear garden and useful garden shed.

Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band C & D

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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