



## Hollywell Kingsley Road, Stoke-On-Trent, ST9 0DJ

**Asking price £230,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"Home Is Not A Place. Its A Feeling." ~ Cecelia Ahern

Two-bedroom semi-detached home on Kingsley Road, Werrington, featuring a cosy lounge with bay window and log burner, spacious kitchen with garden access, open field views to the front, large driveway, and a low-maintenance rear garden with summer house. Ideal for first-time buyers or downsizers.

## Denise White Agent Comments

Situated in a sought-after residential location on Kingsley Road, this attractive two-bedroom semi-detached property offers a warm and welcoming feel throughout, combined with generous outdoor space and stunning open views to the front.

Upon entering, you are greeted by a small entrance hallway leading through to a cosy and inviting lounge. This charming living space features a beautiful log burner, creating a real focal point and perfect atmosphere for relaxing evenings, alongside a bay window to the front aspect allowing plenty of natural light to flow in.

To the rear of the property is a spacious kitchen, thoughtfully laid out and enjoying pleasant views over the garden. Double doors open directly onto the outdoor space, creating an ideal setting for entertaining and seamless indoor-outdoor living.

Upstairs, the property continues to impress. The principal bedroom is a very generous size and benefits from delightful front-facing views overlooking open green fields. The second bedroom is also well-proportioned, with views over the rear garden, making it ideal as a guest room, nursery or home office. A practical and modern shower room completes the first floor.

Externally, the home offers a large driveway to the front providing ample off-road parking. To the rear, the low-maintenance garden is well-sized and thoughtfully arranged, featuring a storage shed and a charming summer house – perfect for hobbies, relaxing, or additional workspace.

A wonderful opportunity for first-time buyers, downsizers, or investors alike – early viewing is highly recommended.

## Location

Werrington is a village in the Staffordshire Moorlands district of Staffordshire, ideally located within easy travelling distances to the road networks of the A50, A500 and M6 and about 5 miles (8 km) east of Stoke-on-Trent city centre. The quaint

market towns of Leek and Cheadle are also within easy reach. The property is located on a most popular and highly regarded residential area close to the local amenities the village offers and local schools.

If it is the local countryside you want to see then you don't need to go far, with open fields and stunning scenery within a short walk of the property.

## Entrance Hallway

Composite entrance door to the front aspect. Vinyl flooring. Wall mounted radiator. Stair access leading to first floor accommodation. Ceiling light.

## Lounge

13'3" x 11'10" (4.05 x 3.62 )



Fitted carpet. Wall mounted radiator. Log burner. uPVC bay window to the front aspect. Ceiling light.

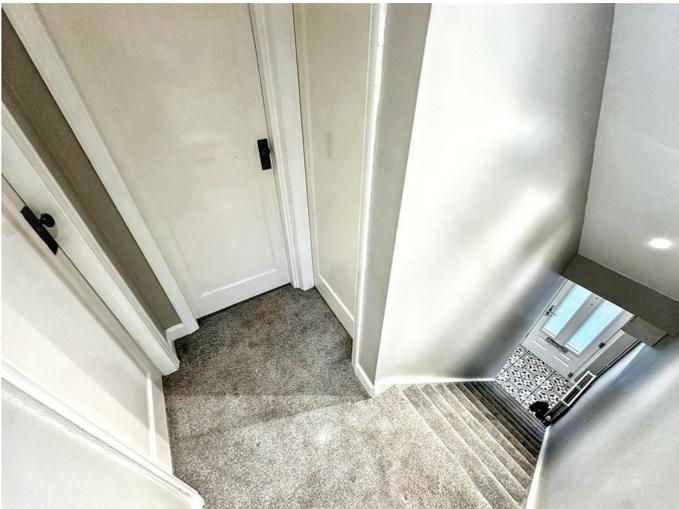
## Kitchen

14'9" x 10'9" (4.50 x 3.30 )



Fitted with a range of wall and base units. Stainless steel sink unit. Space for cooker. Space for american style fridge freezer. Wooden design flooring. Wall mounted radiator. uPVC window to the rear aspect. uPVC double doors lead leading to outside. Ceiling light.

## First Floor Landing



Fitted carpet. Obscured uPVC window. Ceiling light. Loft access. Doors leading into:-

## Bedroom One

13'4" x 11'10" (4.07 x 3.63 )



Fitted carpet. Wall mounted radiator. uPVC Bay window to the front aspect. uPVC window to the front aspect. Ceiling light.

## Bedroom Two

11'0" x 9'3" (3.37 x 2.82)



Fitted carpet. Wall mounted radiator. uPVC window to the rear aspect. Ceiling light.

## Shower Room

7'4" x 5'1" (2.24 x 1.57 )



Tiled flooring. Heated towel rail. Wash hand basin. WC. Walk-in shower. Rain style shower. Obscured uPVC window. Inset Spotlights.

## Outside



Externally, the property sits on a generous plot with an impressive frontage. A large, recently laid driveway provides extensive off-road parking for multiple vehicles and is enclosed with gated side access leading to the rear garden.

## Rear Garden



To the rear, the garden has been thoughtfully arranged for low-maintenance living. A paved patio area sits directly outside the kitchen doors, creating an ideal space for outdoor seating and entertaining. This leads onto a gravelled section and a lawned garden beyond, offering a good balance of usable space.

A substantial timber outbuilding runs along the side boundary, providing excellent storage or potential for workshop use. In addition, a detached summer house positioned at the rear of the garden offers further versatile space, ideal for a home office, gym or relaxation area.

The garden is fully enclosed with fencing, making it private and secure, and offers a practical yet attractive outdoor setting.

## 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! 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.

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### **Property To Sell Or Rent?**

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 Advisor?**

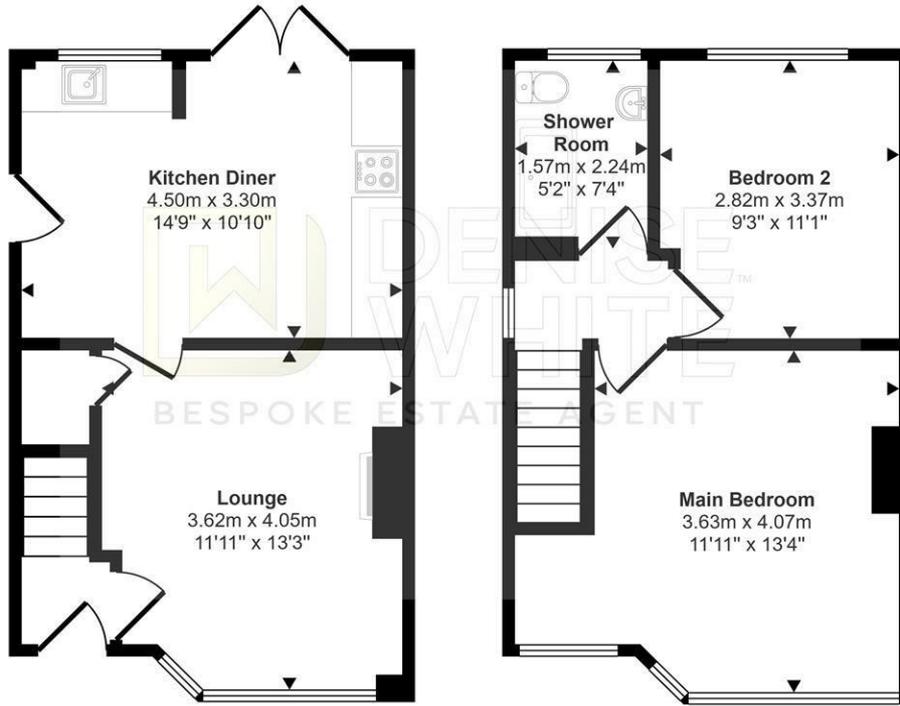
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **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.

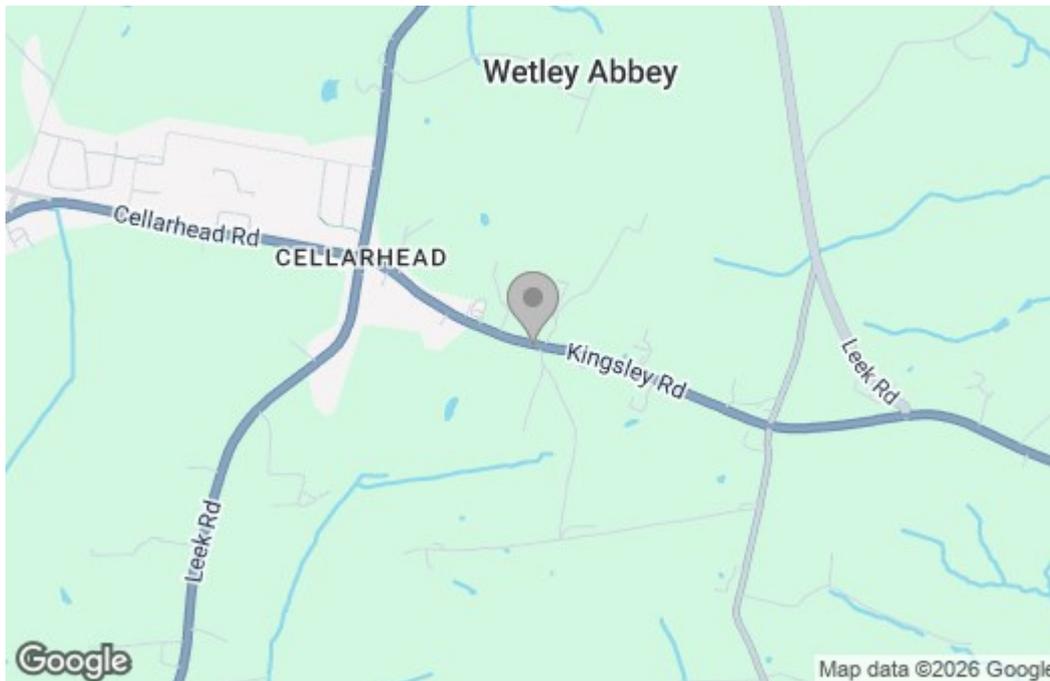
# Floor Plan

Approx Gross Internal Area  
66 sq m / 713 sq ft

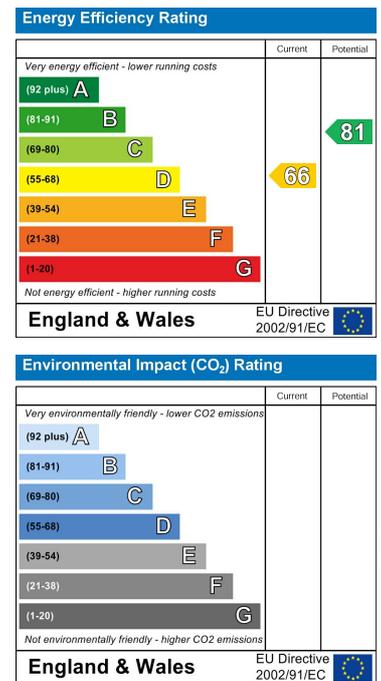


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# 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.