



49 James Crescent
Stoke-On-Trent



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

49 James Crescent

Stoke-On-Trent
Staffordshire
ST9 0DZ

- * A spacious three bedroom semi-detached property located in a very sought after position in Werrington offering easy access to local shops, schools and other amenities.
- * The property does require some general updating but offers a great opportunity for the purchaser to go in and put their own stamp on it.
- * The bungalow occupies a generous sized plot with gardens laid mainly to lawn to front and rear aspects.
- * The property benefits from double glazing, gas fired central heating and security alarm system and briefly comprises: Entrance Hall, Living Room, Conservatory, Study, Bedroom and Kitchen to the ground floor. Two further Bedrooms are situated on the first floor, one having the benefit of W.c and wash basin.
- * Driveway to the front providing ample off street parking and leading down the side of the property to a covered car port area and a good sized detached garage.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £189,950



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Leek - 01538 383344



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General Information

Entrance Hall

Stairs off. Radiator. Airing cupboard.

Living Room

Radiator. Gas fire. Coving. Double doors to:

Conservatory

Radiator. Doors to side.

Study

Radiator. Fitted wardrobes.

Bedroom

Radiator.



Kitchen / Diner

Wall and base units. Stainless steel sink unit with drainer. Cooker point. Rear door. Plumbing point. Tiled walls.

Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail.

First Floor

Bedroom

Radiator. Fitted wardrobes. Storage to eaves.

W.c

W.c. Wash basin.

Bedroom

Radiator. Storage to eaves.



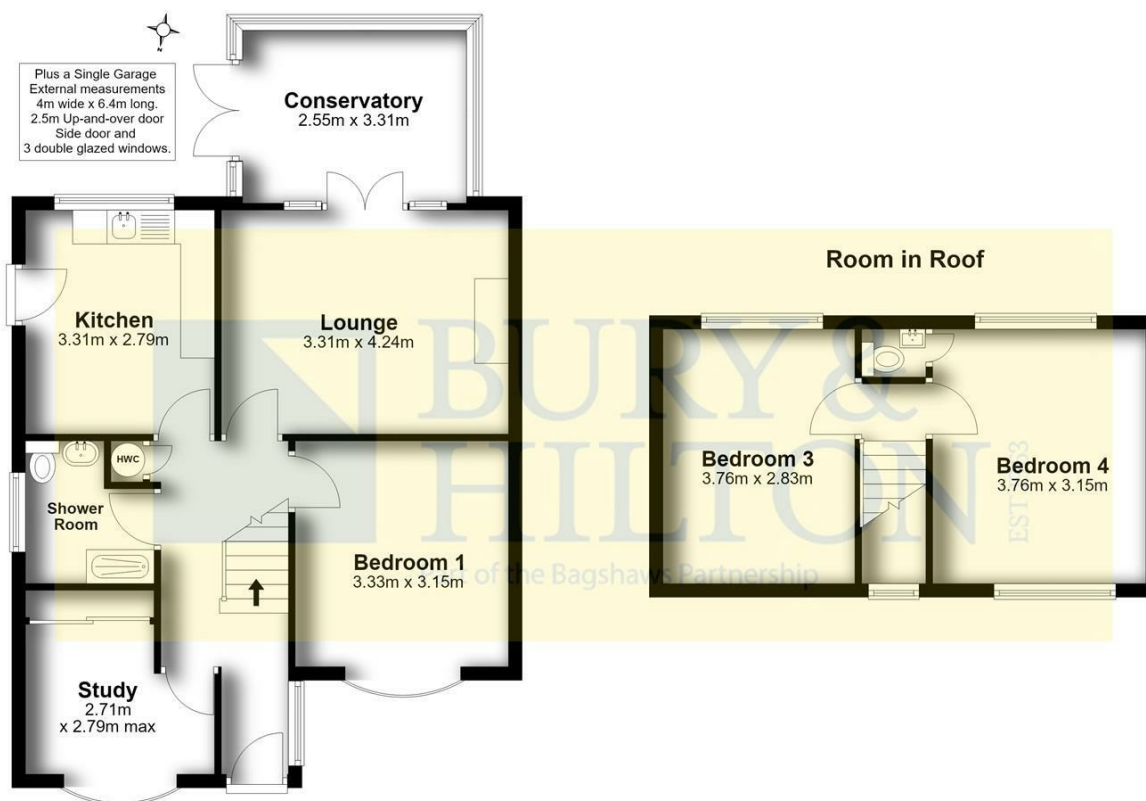
Outside

The bungalow occupies a generous sized plot with gardens laid mainly to lawn to front and rear aspects. Driveway to the front providing ample off street parking and leading down the side of the property to a covered car port area and a good sized detached garage.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Ground Floor



Total area: approx. 90.2 sq. metres

All contents, positioning and measurements are approximate and for display purposes only. Drawn by walterward.com
Plan produced using PlanUp.

49 James Crescent, Werrington, Stoke-on-Trent

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

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

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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