



59 Johnstone Avenue, Werrington, Stoke-On-Trent, ST9 0DY

Offers In The Region Of £225,000

- Detached three-bedroom property offering well-proportioned accommodation throughout
- An excellent opportunity for first-time buyers, growing families or investors
- Situated within a popular residential location, the property enjoys convenient access to local amenities
- Spacious and versatile layout designed to accommodate modern living requirements
- Potential to personalise and enhance over time
- Two shower rooms serving the property, offering practicality and convenience
- Fully double glazed throughout, contributing to improved energy efficiency
- An ideal starter home for purchasers looking to take their first step onto the property ladder
- Well-maintained accommodation with scope for cosmetic updating and modernisation
- Excellent potential to add further value through refurbishment and improvement works

59 Johnstone Avenue, Stoke-On-Trent ST9 0DY

Whittaker & Biggs would like to welcome you to this detached property, boasting three well-proportioned bedrooms, making it an ideal starter home for families or individuals looking to establish themselves on the property ladder.

The home features a spacious reception room that welcomes you with warmth and comfort, perfect for relaxing or entertaining guests. With two convenient shower rooms, practicality is at the forefront, ensuring that morning routines and guest visits are effortlessly managed.

This property holds excellent potential for enhancement through refurbishment and improvement works, allowing new owners to personalise their living space to suit their tastes and lifestyle. The surrounding area is known for its friendly community atmosphere and offers easy access to local amenities, schools, transport links, and recreational facilities, making it a prime location for families and professionals alike.



Council Tax Band: C



Ground Floor

Entrance Porch

5'11" x 5'10"

UPVC double glazed window to the front side, UPVC double glazed door to the side.

Hallway

UPVC double glazed window to the front, UPVC door to the front, radiator, built-in cupboard, stairs to the first floor.

Shower Room

5'11" x 5'1"

Corner shower with chrome fitment, pedestal wash hand basin, low level WC, chrome heated ladder radiator, fully tiled, UPVC double glazed window to the side, electric shaver point.

Bedroom Three

10'0" x 8'5"

Radiator, UPVC double glazed window to the rear, built-in wardrobe which houses the Baxi gas fired central heating boiler and a Hitachi air conditioning unit.

Living Room

13'9" x 10'7"

Radiator, UPVC double glazed bay window to the front, living flame gas fire, marble style hearth and surround, wood mantel.

Dining Room

7'6" x 7'5"

Radiator, patio doors to the rear providing access to the conservatory.

Conservatory

7'4" x 6'4"

UPVC double glazed with windows to the sides and rear, UPVC double glazed patio doors to the rear, radiator.

Kitchen

13'11" x 9'1"

Range of fitted units to the base and eye level, composite sink with drainer, chrome mixer tap, space for a washing machine, space for a dryer, space for a freestanding fridge freezer, space for a slimline dishwasher, electric cooker with four ring hob, grill and oven, extractor, radiator, tiled splashbacks, UPVC double glazed door and window to the rear, UPVC double glazed window to the side.

First Floor

Landing

Radiator, built in storage cupboards, loft access.

Bedroom One

9'8" x 8'7"

Radiator, UPVC double glazed window to the side, eaves storage, access to the en-suite shower room.

En-suite

8'0" x 2'7"

Low level WC, pedestal wash hand basin, shower enclosure with a bifold door, chrome shower fitment, extractor, chrome heated ladder radiator, electric shaver point, UPVC double glazed window to the front, inset down light.

Bedroom Two

11'0" x 10'7"

Built-in wardrobes, radiator, UPVC double glazed window to the front.

Externally

To the front, tarmacadam driveway with dual access, walled boundary, well stocked borders, courtesy lighting.

To the side of the property, a continuation of the tarmacadam driveway, with access to the garage.

To the rear, outside water tap, paved patio with gated access to the other side, area laid to lawn, well stocked borders, walled boundary.

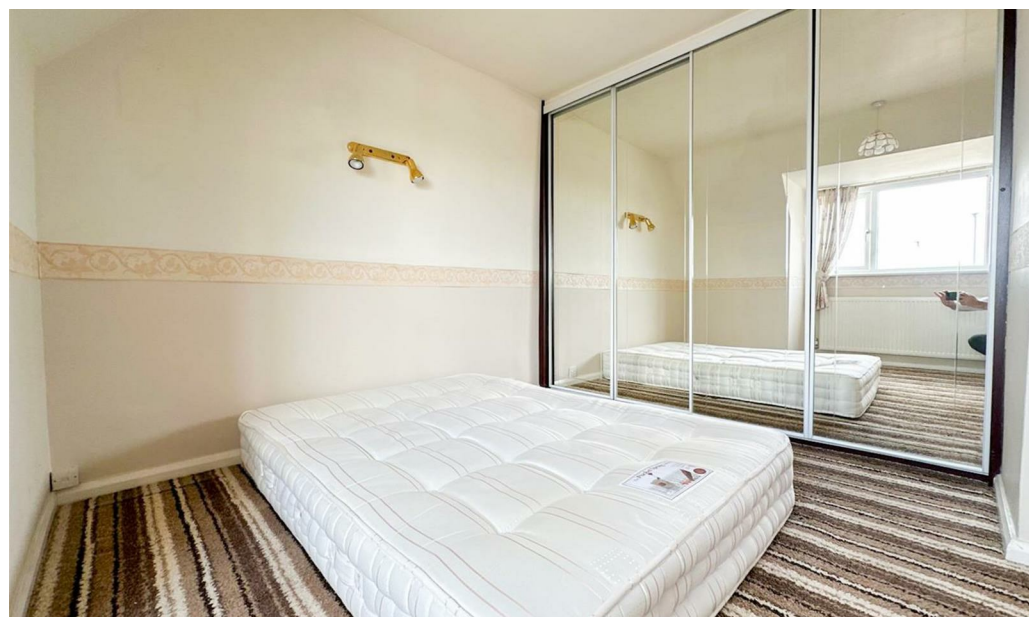
Garage

17'5" x 9'1"

Brick constructed with UPVC double glazed window to the side, UPVC door to the side, electric roller door, light and power.

AML REGULATIONS

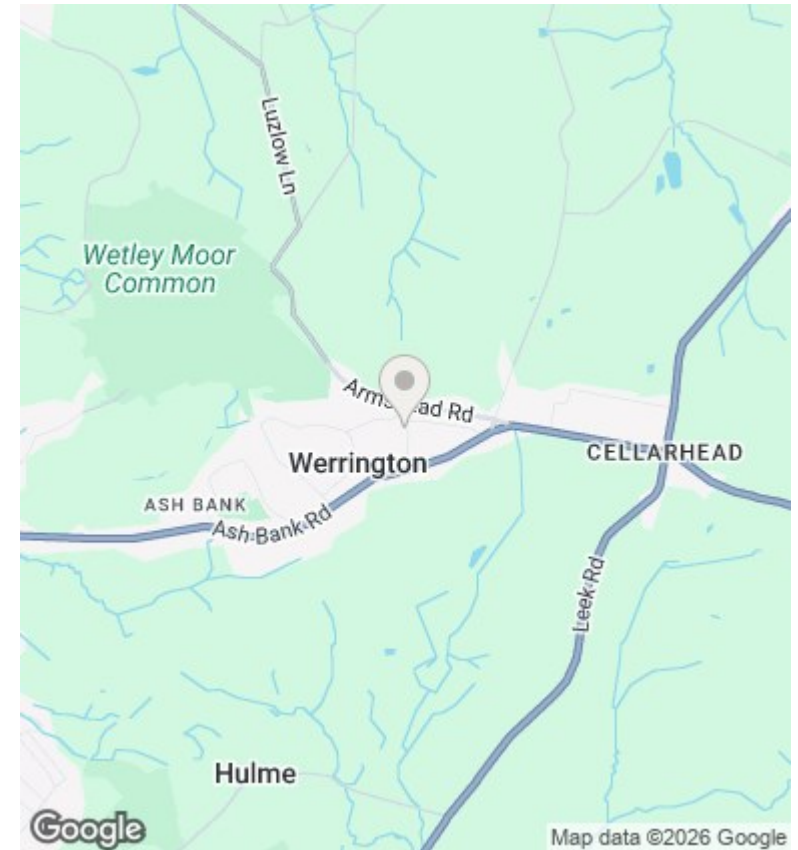
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

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