



 **2**
Bedrooms

 **1**
Bathroom

 **1**
Reception



- LOVELY TWO BEDROOM SEMI DETACHED PROPERTY
- QUIET CUL-DE-SAC LOCATION
- MODERN KITCHEN WITH DINING SPACE
- SPACIOUS LOUNGE WITH PATIO DOORS
- USEFUL SEPARATE UTILITY AREA
- INTEGRAL GARAGE WITH CONVERSION POTENTIAL
- TWO GENEROUS SIZED BEDROOMS
- RECENTLY UPDATED FAMILY BATHROOM
- BEAUTIFULLY PRIVATE REAR GARDEN
- DRIVEWAY PARKING FOR TWO VEHICLES



Irresistible on Irvine Road – peaceful, practical and perfectly placed in sought-after Werrington. Tucked away on a wonderfully quiet cul-de-sac with no through traffic, this lovely two-bedroom semi-detached home sits within a desirable small estate, offering a peaceful setting while still keeping local schools, everyday amenities and commuter links close at hand.

To the front, the property makes a great first impression with a driveway comfortably accommodating two vehicles, alongside a neatly lawned front garden.

Step inside and you are welcomed by a handy entrance hall, ideal for taking off coats and shoes before heading through into the home.

The kitchen is bright and practical, offering ample worktop and cupboard space as well as room for a small dining table – perfect for breakfast, casual meals or a morning coffee.

From here, the property flows into a beautiful and spacious lounge, finished with sleek laminate flooring and offering plenty of room to relax and entertain. Patio doors open directly onto the rear garden, filling the room with natural light and creating an easy connection to the outdoor space.

A further door from the lounge leads into the integral garage, where part of the space has been cleverly partitioned to create a really useful utility area. Complete with a sink and its own door leading out to the garden, it is ideal for keeping washing machines, tumble dryers and other noisy appliances tucked away from the main living areas. Equally, this flexible space could be adapted to suit a range of needs.

The remainder of the garage still provides valuable storage and could also offer exciting potential for future conversion, subject to any necessary permissions.

Upstairs, two well-proportioned bedrooms await. The principal bedroom is a generous double, while the second is a great-sized single room, currently arranged as a stylish dressing room but equally suited to a child's room, guest bedroom or home office.

Completing the first floor is the recently updated family bathroom, finished with sleek modern tiling for a fresh and contemporary feel.

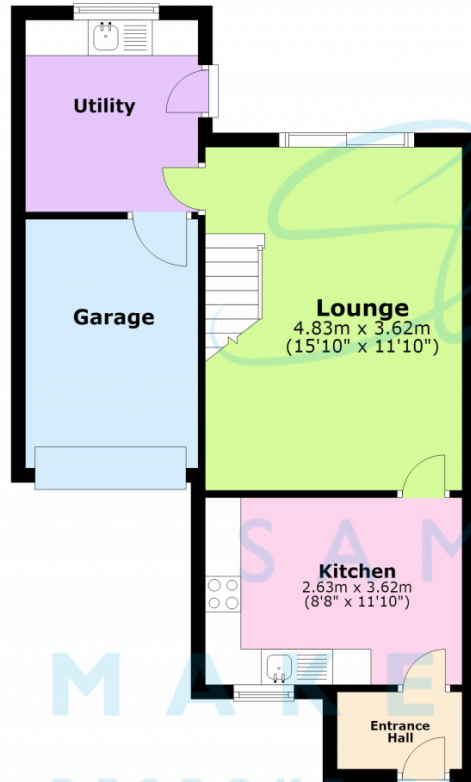
Outside, the rear garden is a real highlight. Mature trees provide a lovely sense of privacy, while a patio seating area, lawn and attractive decorative shrubs create a relaxing and inviting outdoor space that is perfect for summer evenings, entertaining or simply unwinding.

Peaceful, practical and full of potential, this lovely Irvine Road home offers modern living in a sought-after Werrington location – and it could be just the place you've been looking for.

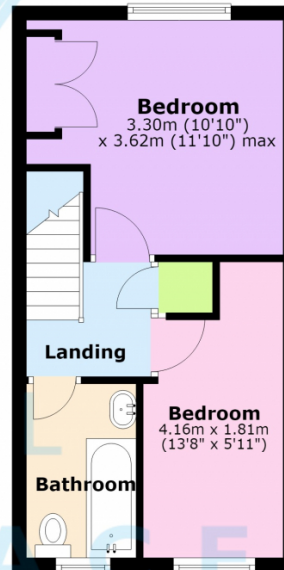
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Ground Floor



First Floor



Total area: approx. 77.4 sq. metres (833.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Address: Irvine Road, Werrington, Stoke On Trent

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
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