



32 Main Road, Wetley Rocks, Stoke-On-Trent, ST9 0BG

Offers Over £165,000

- Well-presented home, ideal for first-time buyers, downsizers or investors alike
- Bright and spacious dual-aspect sitting and dining room benefiting from natural light
- Separate utility room, with WC, providing valuable additional storage and laundry facilities
- Two generously proportioned bedrooms providing comfortable and flexible living space
- Well-balanced reception space with clearly defined areas for both relaxation and dining
- Low-maintenance rear courtyard garden designed for easy upkeep
- Useful loft room offering a versatile additional space, ideal for use as a home office
- First-floor family bathroom fitted with a white suite and finished to a good standard
- Presented in excellent decorative order throughout, allowing prospective purchasers to move straight in

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Whittaker & Biggs would like to welcome you to this delightful two bedroom house, presenting an excellent opportunity for first-time buyers, downsizers, or savvy investors. The property boasts two well-proportioned bedrooms, complemented by a useful loft room accessible via paddle steps, providing additional space for various needs.

Upon entering, you are welcomed into a dual aspect sitting and dining room, which is bathed in natural light, creating a warm and inviting atmosphere. This space is perfect for both relaxation and entertaining guests. The first-floor bathroom is conveniently located, ensuring ease of access for all residents.

The property is presented in excellent decorative order throughout, allowing you to move in with minimal fuss. The low-maintenance rear courtyard garden offers a private outdoor space, ideal for enjoying a morning coffee or hosting a small gathering.



Council Tax Band: B



Ground Floor

Sitting / Dining Room

27'4" x 9'10"

Composite double glazed door with transom window to the frontage, UPVC double glazed window to the frontage, log burner with slate hearth, vintage style radiator, UPVC double glazed window to the rear, stairs to the first floor, understairs storage cupboard, vintage style radiator.

Kitchen

19'5" x 5'8"

UPVC double glazed door to the side aspect, three UPVC double glazed windows to the side aspect, base units, wooden worktops, ceramic butler sink, brass mixer tap, space for a freestanding cooker, radiator, inset ceiling spotlights.

Utility / WC

7'0" x 5'8"

Skylight, low level WC with cistern sink, chrome mixer tap, space for a freestanding fridge freezer, space and plumbing for a washing machine, radiator, ceiling beam.

First Floor

Bedroom One

13'10" x 11'3"

UPVC double glazed window to the rear, vintage style radiator, ornamental fireplace, tiled hearth, paddle steps to the loft room.

Bedroom Two

11'9" x 9'10"

UPVC double glazed window to the frontage, radiator.

Bathroom

10'0" x 5'8"

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, handheld shower attachment, glass shower panel, pedestal wash hand basin, chrome taps, low level WC, vintage style radiator, airing cupboard housing the Glow Worm combi boiler.

Second Floor

Loft Room

18'1" x 12'11" max measurement

Paddle steps up, skylight, radiator.

Externally

To the frontage, walled forecourt.

To the rear, paved courtyard, wall, fence and hedge boundary, brick shed, well stocked borders.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost

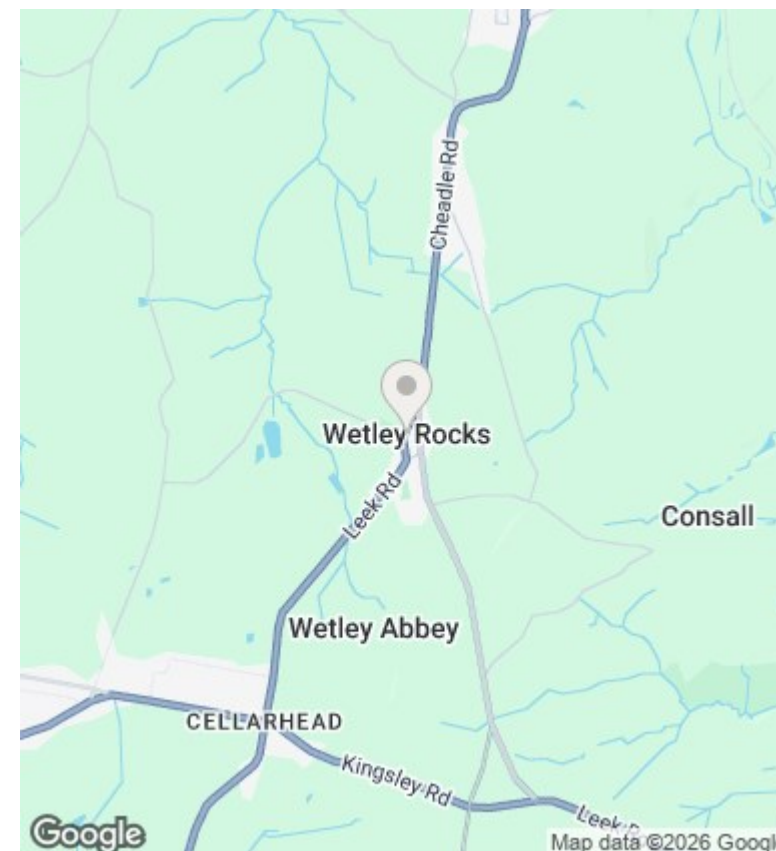
of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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, fittings 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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		