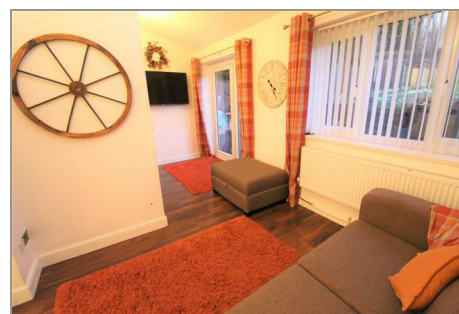




120 Werrington Road Bucknall, Stoke-On-Trent, ST2 9AJ

Raindrops on roses and whiskers on kittens, bright copper kettles and warm woollen mittens. Brown paper packages tied up with strings, these are a few of my favourite things!! Well let me add to that favourite list, as I have to offer you this stunning semi detached property on Werrington Road. Extended to the rear the accommodation comprises a snug cosy lounge, modern fitted breakfast kitchen open plan into extra living space and downstairs cloakroom. Three bedrooms and contemporary family bathroom. Externally the property benefits from off road parking to the front and side and a paved patio with lawned rear garden. So add this to your favourite things and make it yours for the keeping. Call today to book a viewing.

Offers in the region of £185,000

120 Werrington Road

Bucknall, Stoke-On-Trent, ST2 9AJ



- BEAUTIFULLY PRESENTED SEMI DETACHED
- LIVING SPACE
- FAMILY BATHROOM
- EARLY VIEWING A MUST
- COSY LOUNGE
- CLOAKROOM
- OFF ROAD PARKING
- FULLY FITTED KITCHEN
- THREE BEDROOMS
- LAWNED REAR GARDEN

GROUND FLOOR

Entrance Hall

14'5" x 6'3" (4.40 x 1.91)

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor. Two under stairs storage cupboards. Radiator.

Lounge

17'3" x 11'0" (5.27 x 3.36)

A double glazed window overlooks the front aspect. Fireplace housing electric fire. Wall lights, television point and radiator. Wooden flooring.

Breakfast Kitchen

17'8" x 9'0" (5.40 x 2.76)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer with mixer tap. Coordinating work surface areas and integrated double electric oven and induction hob with cooker hood above. Integrated appliances include fridge/freezer, washing machine and dishwasher. Wooden flooring.

Living Area

16'4" x 8'10" (4.98 x 2.70)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors. Television point and radiator. Skylight and wooden flooring. Storage cupboard housing central heating boiler and access door leading to the cloakroom

Cloakroom

5'2" x 3'10" (1.58 x 1.17)

A double glazed window overlooks the side aspect. Low level W.C and vanity hand wash basin. Wooden flooring. Loft hatch with small storage area.

FIRST FLOOR

First Floor Landing

8'9" x 6'3" (2.67 x 1.91)

A double glazed window overlooks the side aspect. Loft access hatch with pull down ladder and fully boarded with light.

Bedroom One

13'3" x 10'11" (4.06 x 3.34)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Two

13'6" x 10'11" (4.12 x 3.33)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Three

7'7" x 6'3" (2.32 x 1.91)

A double glazed window overlooks the front aspect. Radiator.

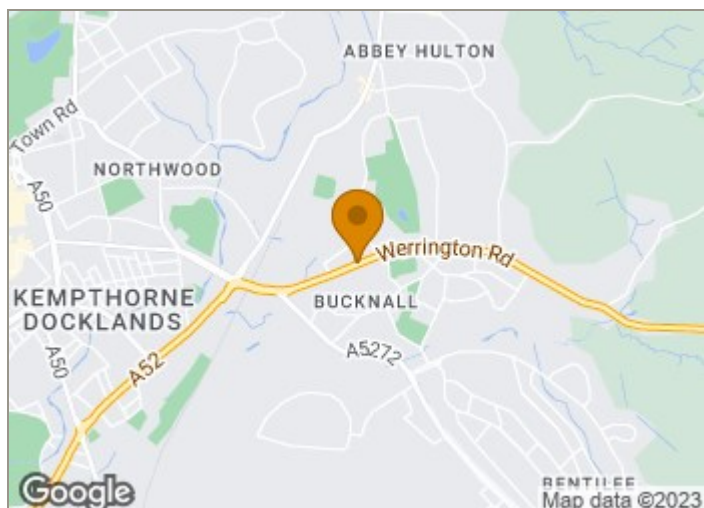
Bathroom

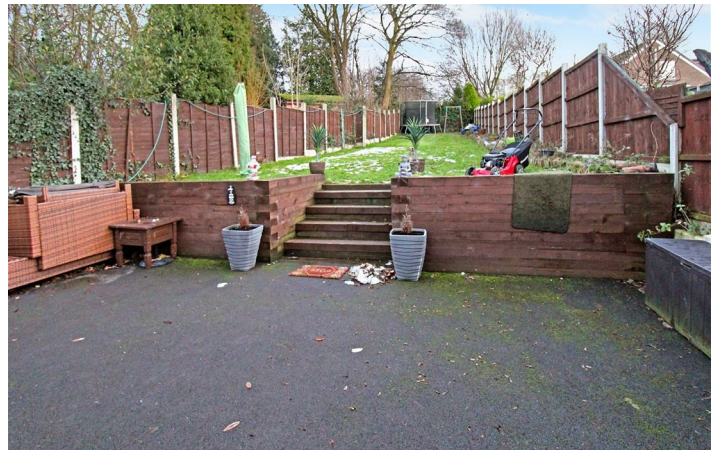
8'0" x 6'2" (2.44 x 1.89)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath separate shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Heated towel radiator. Tiled flooring.

EXTERIOR

To the front the property benefits from off road parking and a lawned area with double gates to the side. To the rear there is a paved patio area with steps leading up to a lawned area. Enclosed by panelled fencing.





Floor Plan



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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