



105 Werrington Road Bucknall, Stoke-On-Trent, ST2 9AQ

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. Beautifully maintained throughout the accommodation on offer comprises a large lounge/diner, conservatory and fitted kitchen to the ground floor. The first floor has three bedrooms and family bathroom. There is an accessible loft room. Externally the property sits on a substantial plot. the rear garden boasts laid to lawn, patio area and turning point for cars. Good sized garage/workshop. Located in the popular area of Bucknall, close to local amenities, schooling and excellent commuter links to the main town centre. This property is surely going to be one of your favourite things, so all thats left to do it book a viewing!

Offers in excess of £200,000

105 Werrington Road

Bucknall, Stoke-On-Trent, ST2 9AQ



- SEMI DETACHED PROPERTY WITH A LARGE REAR GARDEN
- THREE BEDROOMS AND A LOFT ROOM CURRENTLY USED AS AN OFFICE
- GOOD SIZED GARAGE/WORKSHOP
- LARGE LOUNGE/DINER AND CONSERVATORY
- CONTEMPORARY FAMILY BATHROOM
- CENTRAL LOCATION
- MODERN FITTED KITCHEN
- LARGE REAR GARDEN AND PATIO AREA

GROUND FLOOR

Entrance Hall

To the front aspect there is a bespoke composite front door and UPVC window to the side aspect. Radiator and stairs to the first floor.

Lounge/Diner

23'9" x 10'10" (7.26 x 3.32)
UPVC bay window to the front aspect and UPVC sliding doors to the rear aspect.

Conservatory

13'1" x 8'2" (4.00 x 2.50)
UPVC patio doors to the side aspect and UPVC windows to the side and rear aspect.
Telephone point.

Kitchen

16'4" x 7'10" (4.98 x 2.39)
A door to the side aspect and UPVC window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Co ordinating work

surface areas and partly tiled walls. Smeg gas hob and electric oven. Plumbing for a washing machine and space for fridge/freezer. Combi boiler in cupboard and radiator.

FIRST FLOOR

First floor landing

a UPVC window to the side aspect. Stairs to the ground floor.

Bedroom One

12'6" x 10'7" (3.82 x 3.24)
A UPVC window to the rear aspect. Fitted wardrobes and radiator.

Bedroom Two

10'11" x 7'8" (3.34 x 2.34)
A UPVC window to the front aspect. Radiator.

Bedroom Three

7'1" x 6'2" (2.18 x 1.89)
A UPVC window to the front aspect. Radiator.

Landing

Steps to loft room and door accessing second bedroom.

Loft Room

14'8" x 12'2" (4.49 x 3.72)

Two skylights to the side and rear aspects. Eaves storage.

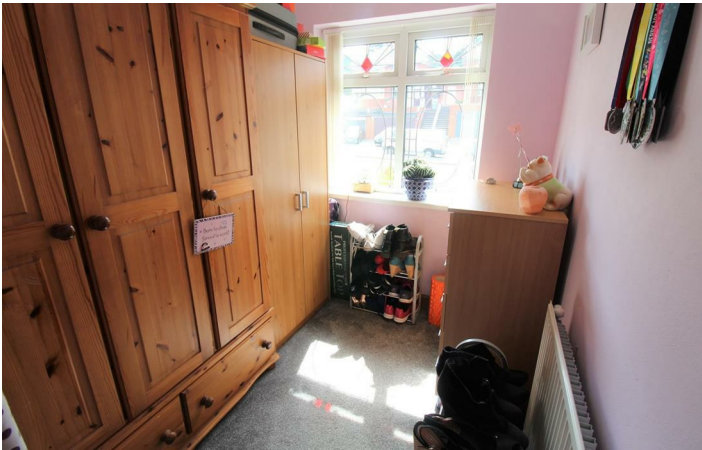
EXTERIOR

To the front of the property there is a laid to lawn garden and paved driveway leading down to the rear of the property. To the rear there is a paved patio and laid to lawn garden. An Indian stone patio to the rear for entertaining. Mature hedge borders.

Garage/Workshop

14'8" x 12'2" (4.49 x 3.72)

An up and over electric door to the front aspect and UPVC window to the side aspect. Light and power.



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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