



## 14 Park Road

Werrington, Stoke-On-Trent, ST9 0EB

Tomorrow is the first blank page of your 365 page book! Write a good one and start your next chapter with something new to make your very own! I offer you Park Road, a spacious, semi detached bungalow in the popular and sought after area of Werrington. The accommodation comprises of a large lounge, breakfast kitchen, three bedrooms and wet room. Externally, the property benefits from ample off road parking and to the side of the property there is a carport, leading down to the rear, where you will find a detached garage. The rear garden is lawned with gravelled areas and a greenhouse. Sold with no upward chain, could this be your best seller, write your next chapter here and book a viewing.

**Offers in the region of £185,000**

# 14 Park Road

Werrington, Stoke-On-Trent, ST9 0EB



- SPACIOUS SEMI-DETACHED BUNGALOW
- MODERN FITTED BREAKFAST KITCHEN
- HUGE REAR GARDEN
- NO UPWARD CHAIN
- THREE BEDROOMS
- WET ROOM
- DETACHED GARAGE
- LARGE LOUNGE
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION

## Entrance Hall

11'8" x 10'1" (3.58 x 3.09)

The property has a double glazed entrance door to the side aspect. Loft access hatch and radiator.

## Lounge

16'3" x 10'11" (4.97 x 3.33)

A double glazed window overlooks the front aspect. Brick built fire place housing open fire. Radiator.

## Kitchen

10'0" x 9'4" (3.06 x 2.87)

A double glazed window overlooks the front aspect coupled with a side access door. Fitted with a range of wall and base storage units with inset stainless steel sink unit and drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include a electric double oven, gas hob with cooker hood and fridge/freezer. Space and

plumbing for washing machine. Wall mounted central heating boiler.

## Bedroom One

12'1" x 10'11" (3.69 x 3.33)

A double glazed window overlooks the rear aspect. Radiator.

## Bedroom Two

14'1" x 9'8" (4.31 x 2.96)

Double glazed sliding patio doors lead out to the rear aspect. Radiator.

## Bedroom Three

15'5" x 7'6" (4.72 x 2.31)

A double glazed window overlooks the rear aspect. Radiator.

## Wet Room

5'10" x 5'4" (1.79 x 1.63)

A double glazed window overlooks the side aspect. Walk in shower, low level W.C and wash hand basin. Fully tiled walls and radiator. Extractor fan.

## EXTERIOR

To the front the property has a block paved driveway with lawned area. To the side of the property there is a carport leading down to the rear where you will find a detached garage. The rear garden is of a good size, with lawned and gravelled areas and greenhouse.

## Large Detached Garage

19'4" x 11'5" (5.90 x 3.49)

Up and over door with a window to the rear and two to the side aspect.

## Council Tax Band

Council tax band- B.

Seek guidance upon completion.



GROUND FLOOR



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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