



38 Cranford Way

Werrington, Stoke-On-Trent, ST2 9PY

I like to move it, move it, I like to move it, move it, I like to move it, move it, ya like to move it!! You will be singing this merry tune as you move your things into this beautifully detached property on Cranford Way. A fantastic family home with ample accommodation on offer, comprising lounge, modern kitchen/diner, playroom/bedroom four, three bedrooms, shower room and bathroom. Externally the property benefits from off road parking and a paved rear garden. Located in the popular area of Werrington, close to local amenities and excellent commuter links. So there you have it, I will give you keys and you can carry on singing away, I like to move it, move it!!! Call to book a viewing today.

Offers in excess of £160,000

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- SPACIOUS DETACHED PROPERTY
- BATHROOM PLUS SHOWER ROOM
- OFF ROAD PARKING
- EARLY VIEWING IS A MUST
- LARGE LOUNGE
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- MODERN KITCHEN/DINER
- PLAYROOM/BEDROOM FOUR
- POPULAR & SOUGHT AFTER AREA

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Storage cupboard. Radiator.

Lounge

15'5" x 14'6" (4.72 x 4.42)

A double glazed bay window overlooks the front aspect. Fire place housing gas fire. Under stairs storage cupboard. Stairs leading to the first floor. Television point. Radiator.

Kitchen/Diner

14'5" x 9'0" (4.40 x 2.75)

A double glazed window overlooks the rear aspect couple with a glazed sliding door leading into the rear hall. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Gas cooker point. Space for fridge/freezer and plumbing for washing machine. Coordinating work surface areas and partly tiled walls. Space for table and chairs. Radiator.

Rear Hall

A double glazed window overlooks the side aspect with an access door leading to the side aspect. Radiator.

Playroom/Bedroom Four

9'3" x 8'9" (2.82 x 2.68)

A double glazed window overlooks the side aspect. Loft access hatch. Radiator.

Shower Room

6'2" x 4'5" (1.90 x 1.35)

A fitted wet room with walk in shower, low level W.C and wash hand basin. Fully tiled and extractor fan. Heated towel radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

14'0" x 8'2" (4.27 x 2.50)

A double glazed window overlooks the front aspect. Television point. Radiator.

Bedroom Two

10'2" x 8'1" (3.10 x 2.48)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

9'10" x 6'0" (3.01 x 1.84)

A double glazed window overlooks the front aspect. Airing cupboard. Radiator.

Bathroom

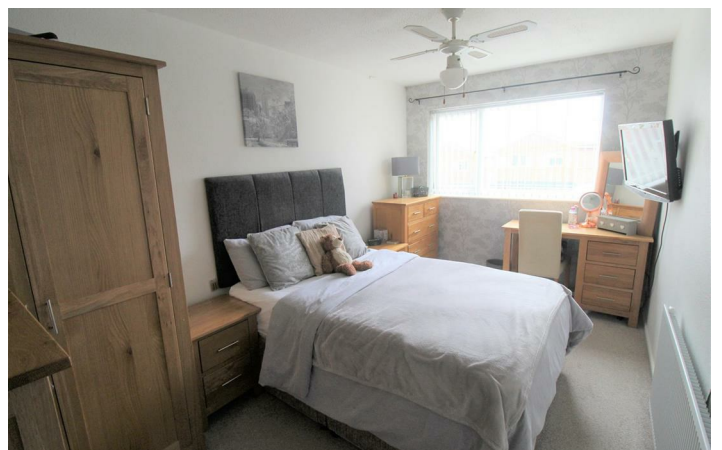
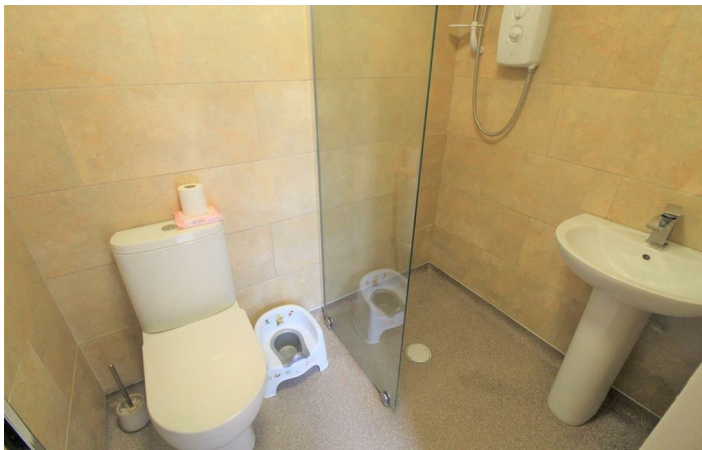
6'0" x 6'0" (1.85 x 1.85)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising panelled bath, low level W.C and wash hand basin. Fully tiled walls and radiator.

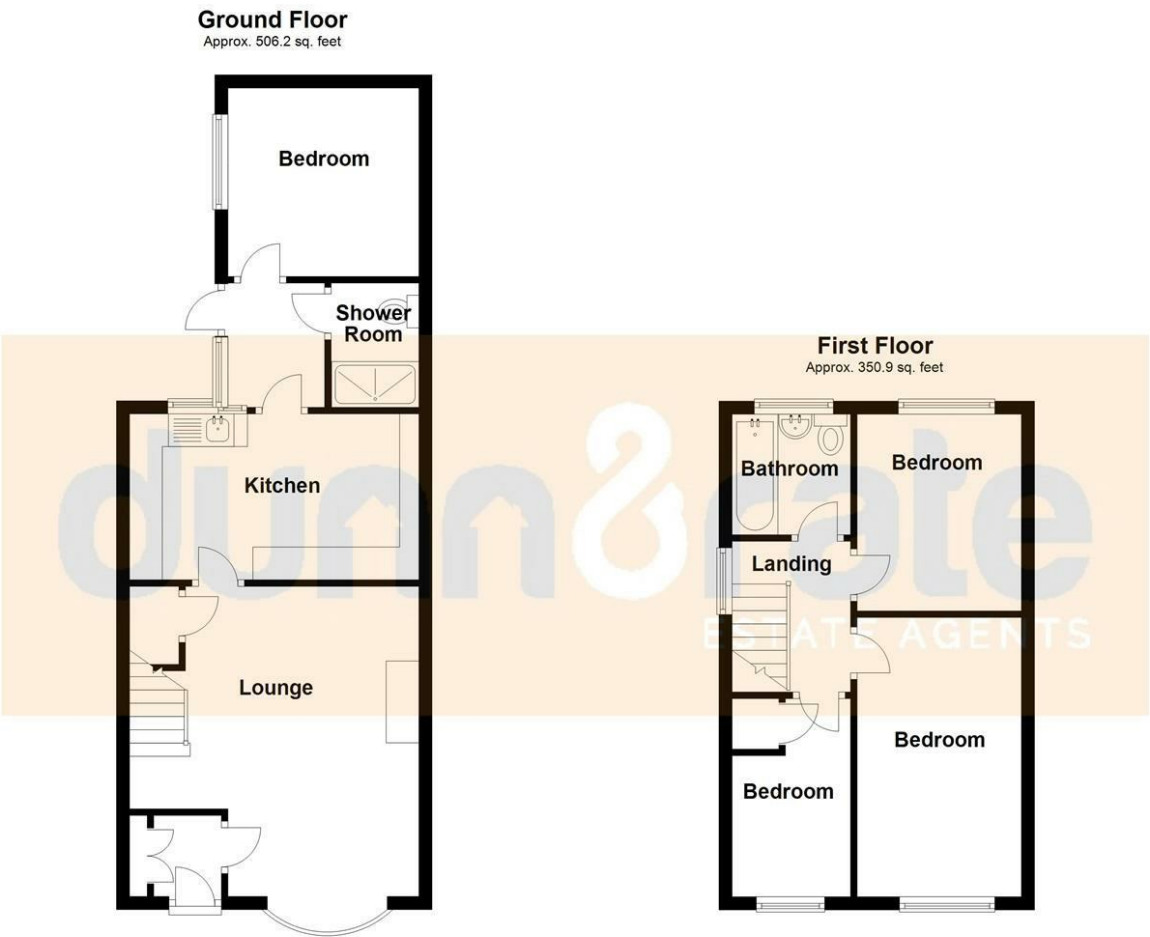
Exterior

To the front there is a drive way and lawned area with flower borders. To the rear the garden is paved and fully enclosed by panelled fencing with inset flower and shrub borders.





Floor Plan



Total area: approx. 857.1 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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