



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

A Tardis is defined as a building or container that is larger inside than it appears to be from outside! Well I am sure next to the word Tardis in the dictionary there will be a photograph of this deceptively spacious town house on Werrington Road. With space in abundance the accommodation comprises a large lounge with bay window, dining room complete with log burner, modern fitted kitchen, utility room, three bedrooms, large family bathroom and huge converted attic room. Externally the property benefits from a fully enclosed low maintenance rear garden and separate garage. Located in the popular area of Bucknall close to local amenities and excellent commuter links to the main town centre. You will definitely need a floorplan for this one, just in case you get lost. Call today to book a viewing and take a look for yourself.

Offers in the region of £129,950

140 Werrington Road

Bucknall, Stoke-On-Trent, ST2 9AJ



- EXTREMELY SPACIOUS TOWN HOUSE
- MODERN FITTED KITCHEN
- CONVERTED ATTIC ROOM
- POPULAR LOCATON
- LOUNGE WITH BAY WINDOW
- THREE BEDROOMS
- SEPERATE GARAGE
- DINING ROOM WITH LOG BURNER
- HUGE FAMILY BATHROOM
- ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Porch

3'6" x 2'8" (1.07 x 0.82)

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

Entrance Hall

22'10" x 5'5" (6.96 x 1.67)

A wooden entrance door leads from the porch. Under stairs storage cupboard. Stairs to the first floor. Radiator.

Lounge

16'6" x 12'0" (5.04 x 3.67)

A double glazed bay window overlooks the front aspect. Fireplace housing gas fire. Television point and two radiators.

Dining Room

14'4" x 10'0" (4.38 x 3.06)

A double glazed window overlooks the rear aspect. Fireplace housing log burner fire. Television point and radiator. Space for table and chairs.

Kitchen

11'9" x 8'6" (3.59 x 2.60)

A double glazed window overlooks the side aspect, coupled with a double glazed door leading out to the rear. Fitted with a range of wall and base storage units with

inset stainless steel sink unit and side drainer, coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven with gas hob and cooker hood above, fridge, freezer and dishwasher. Tiled flooring.

Utility Room

Accessed from the rear garden. A double glazed window overlooks the side aspect coupled with a double glazed door. Space and plumbing for washing machine and tumble dryer. Power and lighting.

FIRST FLOOR

First Floor Landing

Storage cupboard, radiator and stairs leading to the attic room.

Bedroom One

15'3" x 13'11" (4.67 x 4.26)

Two double glazed windows overlook the front aspect. Radiator.

Bedroom Two

10'2" x 7'4" (3.10 x 2.25)

A double glazed window overlooks the side aspect.

Bedroom Three

10'1" x 6'10" (3.09 x 2.10)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

10'0" x 8'8" (3.05 x 2.65)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, shower cubicle, low level W.C and wash hand basin. Airing cupboard housing central heating boiler. Partly tiled walls and ceiling spotlights. Radiator.

SECOND FLOOR

Attic Room

16'0" x 12'1" (4.88 x 3.70)

A double glazed window overlooks the rear aspect. Storage cupboard.

EXTERIOR

To the front the property is fore courted with steps leading to the entrance. To the rear the garden is laid to paving with gravel border and mature trees and shrubbery. Enclosed by a hedge border and side access gate.

Garage

Double wooden doors to the front. Please note the garage is seperate from the property.





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

