



17 Uplands Avenue Werrington, Stoke-On-Trent, ST9 0LE

Movin on UP, movin on out! The only way to go is UP and onto UPlands Avenue where you will find this immaculate, spacious semi detached property. Sold with no upward chain this property is move in ready, and the accommodation on offer comprises a large lounge/diner, sun room, fitted breakfast kitchen, utility room/W.C, three fantastic sized bedrooms and family bathroom. Externally the property benefits from off road parking to the front with an integral garage and a fully enclosed lawned rear garden with paved patio and matures shrubbery. Located in the popular area of Werrington close to local amenities, schooling and commuter links to the main town centre. The only way is UP so UP, UP away and book yourself a viewing today.

Offers in the region of £194,950

17 Uplands Avenue

Werrington, Stoke-On-Trent, ST9 0LE



- SPACIOUS SEMI DETACHED
- FITTED BREAKFAST KITCHEN
- OFF ROAD PARKING
- LANDSCAPED REAR GARDEN
- LARGE LOUNGE/DINER
- THREE GOOD SIZED BEDROOMS
- INTEGRAL GARAGE
- SUN ROOM
- FAMILY BATHROOM
- UTILITY AREA & W.C

GROUND FLOOR

Entrance Porch

6'9" x 3'7" (2.08 x 1.11)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window. Tiled flooring.

Entrance Hall

13'5" x 7'0" (4.11 x 2.14)

A wooden glazed door leads from the entrance porch coupled with a glazed window to the front. Stairs leading to the first floor. Radiator.

Open Plan Lounge/Diner

Lounge

12'10" x 11'1" (3.92 x 3.39)

A double glazed window overlooks the front aspect. Brick built fireplace housing gas fire. Television point and radiator.

Dining Area

11'10" x 10'9" (3.61 x 3.29)

Double glazed sliding doors lead into sun room. Radiator.

Sun Room

9'5" x 7'10" (2.89 x 2.40)

Double glazed sliding patio doors lead out to the rear. Tiled flooring.

Breakfast Kitchen

17'6" x 8'10" (5.34 x 2.71)

A double glazed window overlooks the rear and side aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Freestanding gas cooker and space for fridge/freezer. Television point and radiator. Under stairs storage cupboard and access door leading into garage.

Utility Room/W.C

5'10" x 4'11" (1.80 x 1.50)

A double glazed window overlooks the rear aspect. Low level W.C and space and plumbing for washing machine. Accessed via garage.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Airing cupboard housing central heating boiler.

Bedroom One

13'8" x 12'9" (4.17 x 3.91)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

11'10" x 10'11" (3.62 x 3.33)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

8'11" x 8'5" (2.73 x 2.57)

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

Bathroom

6'11" x 6'10" (2.13 x 2.09)

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

EXTERIOR

To the front there is a paved driveway with gravelled area and inset flower bed and shrub borders. To the rear the property is laid to lawn with a paved seating area and mature trees and shrubbery. Enclosed by panelled fencing and access gate to the front.

Integral Garage

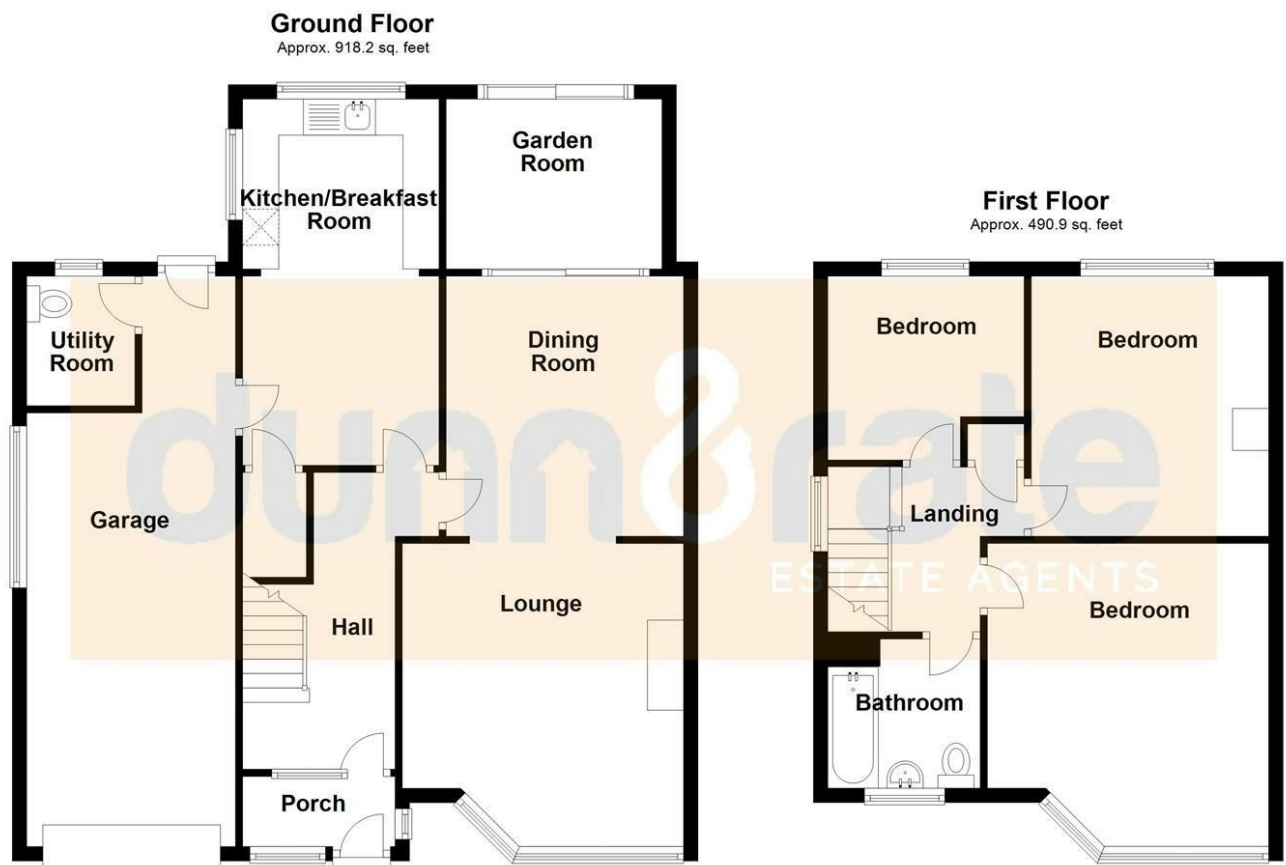
25'11" x 9'6" (7.91 x 2.90)

Electric roller door and double glazed rear access door with window to the side. Power and lighting. Space for tumble dryer and fridge/freezer.





Floor Plan



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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