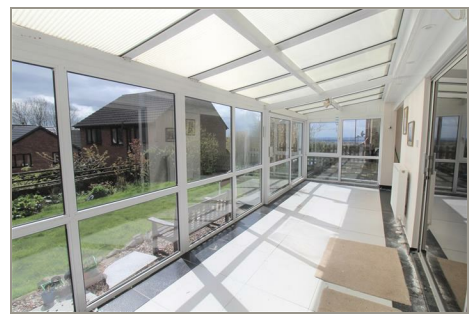




18 Cotehill Road

Werrington, Stoke-On-Trent, ST9 0LN

The five key things to project management is to firstly initiate, then plan, next onto monitor and control, then it's time to execute and then finally your completed. Well I have the perfect property in need of some project management. A spacious detached property on Cotehill Road in the popular area of Werrington. Sold with no upward chain this family home has great potential. The accommodation on offer comprises a large lounge, fitted kitchen, huge conservatory, dining area/study utility room, three bedrooms and bathroom. Externally the property benefits from off road to the front leading to a garage with garden store. To the rear the property is laid to lawn with a flower bed border. Located in the popular area of Werrington, close to local amenities, schooling and commuter links to the main town centre. Is it time for a project? Pick up the phone and start your journey here and call to book a viewing.

£185,000

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- EXTREMELY SPACIOUS DETACHED PROPERTY
- HUGE CONSERVATORY INTO DINING AREA
- FAMILY BATHROOM
- NO UPWARD CHAIN
- LARGE LOUNGE
- UTILITY ROOM
- OFF ROAD PARKING, GARAGE & GARDEN STORE
- FITTED KITCHEN
- THREE BEDROOMS
- POPULAR LOCATION

GROUND FLOOR

Entrance Porch

6'4" x 3'7" (1.95 x 1.11)

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

Entrance Hall

10'10" x 5'10" (3.31 x 1.79)

A glazed door leads from the entrance porch. Stairs to the first floor. Radiator.

Lounge

16'2" x 12'10" (4.93 x 3.93)

Double glazed sliding doors lead into the conservatory. Built in log burner. Television and telephone points. Radiator.

Kitchen

10'0" x 9'10" (3.06 x 3.00)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Integrated electric oven, gas hob, microwave and fridge. Coordinating work surface areas and partly tiled walls. Ladder style radiator and wall mounted electric heater. Ceiling spotlights.

Conservatory

24'3" x 7'5" (7.41 x 2.27)

A UPVC conservatory with double glazed windows to the side and rear aspect coupled with sliding patio doors to the rear and a access door to the side. Tiled flooring, television point and

radiator. Open archway leads into dining area.

Dining Area/Study

9'8" x 7'6" (2.96 x 2.31)

Radiator and door leading into the garage.

Utility Room

18'6" x 4'4" (5.65 x 1.34)

A double glazed window overlooks the front aspect coupled with a double glazed door to the side. Wall mounted central heating boiler. Space and plumbing for washing machine and tumble dryer. Access door leads into the garage.

FIRST FLOOR

First Floor Landing

Storage cupboard.

Bedroom One

12'11" x 9'6" (3.95 x 2.91)

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

Bedroom Two

10'1" x 9'7" (3.08 x 2.93)

A double glazed window overlooks the front aspect. Fitted wardrobes and radiator.

Bedroom Three

9'9" x 6'4" (2.99 x 1.94)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

6'3" x 5'4" (1.91 x 1.64)

A double glazed window overlooks the

front aspect. Fitted with a suite comprising bath with shower over, vanity hand wash basin and low level W.C. Fully tiled walls and extractor fan. Ladder style towel radiator.

EXTERIOR

To the front the property has a block paved driveway leading to the garage. To the rear the garden is laid to lawn with flower bed borders.

Garage/Workshop

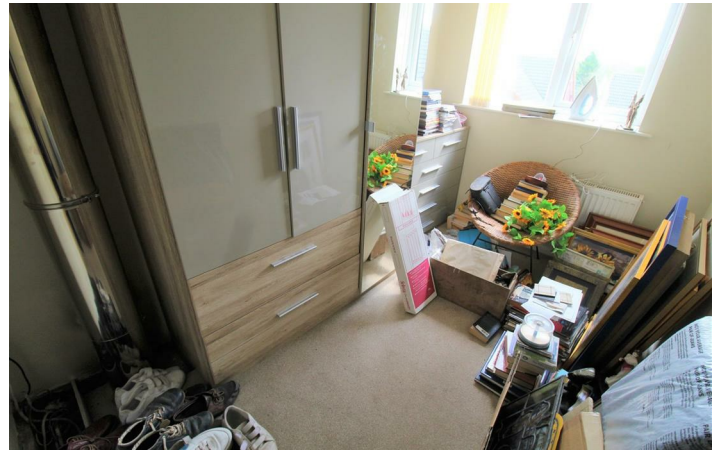
20'4" x 9'11" (6.22 x 3.03)

Roller door with power and lighting. Access door into utility and dining area. Double doors lead into the garden store.

Garden Store

6'8" x 3'9" (2.05 x 1.15)

An access doors leads out into the rear garden.



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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