



318 Werrington Road, Stoke-On-Trent

£105,000 Freehold

Only a short distance away from Stoke City centre, providing a number of transport links from the train station and bus station • Two double bedrooms upstairs, one with a built in wardrobe space with hanging and the other with plenty of space for freestanding or fitted wardrobes • A South West facing garden with a fantastic decking area to enjoy to sun • Two good sized reception rooms, allowing space to create a dining room, additional living room, home office and more! • A utility space to the back, where a w/c space has been created. With a bit of fixing up, you will have an accessible toilet to the ground floor.



Has your property search been getting you down? Have you been searching high and low for your perfect home? Well let me lift that weight off your shoulders and give you strength! I think this one might be the one for you. Situated in Bucknall, just on the outskirts of the Staffordshire Moorlands, this property offers the best of both worlds – stunning countryside walks right on your doorstep, and easy access to city amenities and transport links. As you enter the home, you'll find a spacious reception room. Currently set up as a gym, it has the potential to become a cosy snug, a formal dining room, a study, or even a playroom – the choice is yours! Moving through to the living room, you'll find a warm, inviting space at the heart of the home. With a lovely view of the back garden, it's the perfect spot to relax. Just off the living room, a door leads to a cellar, providing ample storage space. Next, we step into the kitchen – an elongated room offering plenty of cupboard space, a cooker and hob, and room for a fridge freezer and washer/dishwasher. Conveniently, there is also a utility space adjacent to the kitchen, ideal for a washer and dryer, or even a large freezer if additional space is needed. At the back of the property, the owner has started to create a useful W/C. Already fitted with a toilet and sink, it just requires a few finishing touches to complete the transformation. Starting upstairs as you make your way to the landing, you can turn left into the first bedroom which is generously sized and can comfortably hold a king sized bed along with furniture. Across the landing is the second bedroom, also generously sized and featuring built-in cupboard space for hanging clothes or extra storage. This room overlooks the back of the property and is flooded with natural light. Next, we have the bathroom, complete with a bath and overhead shower, as well as contemporary tiling. Having now toured this charming home, if I haven't already convinced you, let's step outside to the garden. With a south-west facing aspect, it enjoys sunlight throughout the day. At the far end of the garden, you'll find a wonderful sun trap, complete with a spacious seating area. Currently home to a shed and garden furniture, it's the ideal spot to unwind and enjoy the summer days.

So don't WEIGHT around for this one to get snapped up! Call our office to arrange a viewing today on 01538 711400.



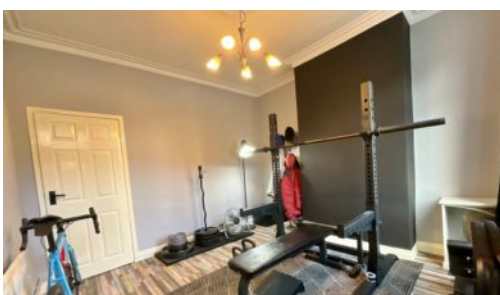
Charming home in Werrington, Staffordshire Moorlands. Spacious rooms incl. gym, living room, kitchen. Lovely garden with south-west aspect. Book a viewing now - 01538 711400.

Council Tax band: A

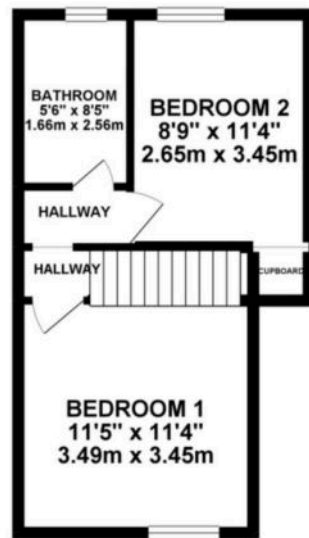
Tenure: Freehold

EPC Energy Efficiency Rating: D

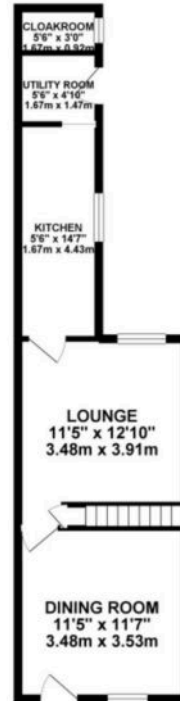
EPC Environmental Impact Rating:



SECOND FLOOR 309.56 sq. ft.
(28.76 sq. m.)



GROUND FLOOR 401.18 sq. ft.
(37.27 sq. m.)



TOTAL FLOOR AREA: 710.74 sq. ft. (65.03 sq. m.) approx.
These plans have been made to show the approximate layout of the property and are not intended to be used as a guide for any other purpose. The actual layout and dimensions may vary from those shown on the plans. The plans are not to be used for any other purpose. The actual layout and dimensions may vary from those shown on the plans. The plans are not to be used for any other purpose.



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