



**25 Uplands Drive, Stoke-On-Trent, Staffordshire ST9 0LG**  
**Offers around £210,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



**Our latest offering is this gorgeous traditional semi detached home in Werrington which oozes character and charm, one we are sure will create many fond memories for the new owners!**

**Standing within a popular residential estate on a larger than average sized plot the accomodation comprises of an entrance hall, cosy lounge, sitting/ dining room, fitted kitchen with separate utility and a guest cloakroom. Rising to the upstairs there are three bedrooms and a family bathroom having a newly fitted suite.**

**The property has the benefit of Gas Central Heating and UPVC double glazing.**

**Externally lots of parking is on offer to the front and side of the property having a large driveway leading to the detached double garage with electric, power and lighting. The rear garden has a large lawned garden area spanning across the whole of the plot with raised walled flower borders, a paved seating area and nothing directly overlooking.**

**With schools nearby, easy access to commuter links and major towns this is the perfect location for growing families!**



**The Accommodation comprises:**

**Entrance Hall**

13'5" x 7'0" (4.09m x 2.13m )

On entrance via a UPVC front entrance door with side panels there is a laminate floor, an understairs cupboard off and a single radiator.

**Lounge**

11'5" (into bay) x 12'9" (3.48m (into bay) x 3.89m )

A wooden adam style fireplace having and marble inset & hearth with a coal effect living flame gas fire is the focal point of the room. The lounge has a traditional laminate wooden flooring, double radiator and a large UPVC bay window overlooking the front elevation.

**Reception/Dining Room**

13'4" x 10'10" (4.06m x 3.30m )

A flexible room which could be used for multiple uses again has a wooden adamstyle fieplace with marble inset & hearth together with a fitted coal effect gas fire, the laminate flooring continues through from the lounge. The room is finished with a radiator and UPVC window.

**Kitchen**

10'0" x 8'10" (3.05m x 2.69m )

The kitchen is fully fitted with a good range of high and low level units having a Belfast sink with mixer tap incorporated into the wooden effect work surface. Built in appliances include an electric double oven, gas hob and stainless steel extractor hood. There is a UPVC window, single radiator, part tiled walls and this room houses the wall mounted combination boiler.

**Utility Room**

9'5" (max) x 8'0" (2.87m (max) x 2.44m )

The utility provides plumbing for an automatic washing machine having a work surface over, two UPVC double glazed windows and electric doors.

**Cloakroom**

2'8" x 5'0" (0.81m x 1.52m)

The cloakroom has fully tiled walls and is fitted with a low flush WC and UPVC double glazed window.

**First Floor**

Stairs lead up to the:

**Landing**

Loft access via a pull down ladder leads up to the board loft, there is a side UPVC window.

**Bedroom One**

12'2" x 12'9" (3.71m x 3.89m )

The bedroom has a beautiful bay window overlooking the front aspect and a single radiator.

**Bedroom Two**

13'5" x 10'11" (4.09m x 3.33m )

The second is also a double in size and is fully fitted wkith a good range of built in wardrobes and storage cupboards over. There is a radiator and UPVC window.

**Bedroom Three**

8'4" x 8'11" (2.54m x 2.72m )

The single bedroom offer a radiator and UPVC window.

**Bathroom**

6'3" x 6'11" (1.91m x 2.11m )

The bathroom has been refitted to comprises of a panelled in bath having a mixer tap and plumbed in shower over with glass side screen, there is a wash hand basin housed within a vanity unit and lastly the low flush WC. The room is partly tiled with a heated towel rail, built in cupboard off and inset spotlighting.

**Outside**

The property stnading well on a good sized level plot having plenty of outside space. A substantial driveway provides parking for several vehicles leading to a two garages(16'10" x 8'0" & 13'5" x 8'8") having the benefit of light and power . There is a small lawned frontage with a walled enclosure and gated access.

The rear is private and offers a large lawned area, raised walled flower borders and a seating area.

**Services**

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

**Tenure**

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

**Viewing**

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

**Mortgage**

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

**Agents Note**

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.









