



*Kevin Ford & Co. Ltd.*

Chartered Surveyors, Estate Agents & Valuers



## **64 Washerwall Lane, Werrington, Staffordshire ST9 0LH Offers around £175,000**

A welcoming home with space for the family within easy access of both the local amenities and commuters links which ticks a lot of boxes for anyone looking in the area.

The established semi has been extended to provide extra accommodation for the growing family which briefly comprises of an entrance hall, through lounge/ dining area, UPVC conservatory, fitted kitchen, utility room and a guest cloakroom. Upstairs are three good sized bedrooms and a modern shower room.

The property benefits from gas central heating and UPVC double glazing.

Externally the property is approached via large driveway which provides off street parking and access to an attached garage. The rear garden is mainly laid to lawn with fenced boundary and paved seating area.

It's ready for you to come and make it home! Call us today to arrange your viewing.





**The Accommodation Comprises:**

**Entrance Hall**

8'4" x 6'11" (2.54m x 2.11m )

In through the front entrance door with side panels you step into the hallway having laminate flooring, an understairs cupboard off and radiator.

**Lounge**

13'6" x 10'11" (4.11m x 3.33m)

The lounge is of good sized and benefits from a wooden Adam style fireplace having marble inset & hearth housing the coal effect living flame fitted gas fire, the laminate flooring continues from the hallway into the lounge and dining area. There is a UPVC window.

**Dining Area**

9'4" x 8'11" (2.84m x 2.72m )

Measured separate also is open plan with the lounge and accommodates enough space for family dining table and chairs the room has a UPVC patio door which leads into the Conservatory and a radiator.

**Conservatory**

9'6" x 9'6" (2.90m x 2.90m )

An added flexible reception room with laminate flooring, the conservatory is part brick and UPVC with patios door opening out onto the rear garden.

**Kitchen**

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

The kitchen is well appointed and fitted with a range of high and low level fitted kitchen units having ample work surfaces over. An inset sink sits with Mono tap underneath the UPVC window having tiled splashbacks. The room has a built in cupboard off, laminate flooring and a UPVC door into the:

**Utility Room**

6'3" x 8'7" (1.91m x 2.62m)

The Utility is handy and provides plumbing for an automatic washing machine, vent for tumble dryer, a tiled floor and UPVC window. Another UPVC door leads to the outside.

**Cloakroom**

3'5" x 2'10" (1.04m x 0.86m)

The guest downstairs toilet comprises of a wash hand basin having vanity unit under ideal for storage, a low flush WC and tiled floor.

**First Floor**

The Stairs lead up from the Entrance Hallway to the:

**Landing**

Access to the roof void and side UPVC window.

**Bedroom One**

10'3" x 11'0" (3.12m x 3.35m )

Having lamiantie flooring, radiator and UPVC window.

**Bedroom Two**

12'5" x 11'0" (max) (3.78m x 3.35m (max) )

With laminate flooring, radiator and UPVC window.

**Bedroom Three**

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

With laminate flooring, radiator and UPVC window.

**Shower Room**

6'7" x 6'9" (2.01m x 2.06m)

The shower room has been improved by the current owner to consist of a walk in shower cubicle having a plumbed in shower and glass side screen. There is a pedestal wash hand basin and low flush WC to complete the suite. The room has fully tiled walls, a built in cupboard, radiator and privacy window.

**Outside**

The property is approved via a driveway which provides ample on-site parking for several vehicles and leads to an Attached Garage (see below for further details). The rear is fully enclosed to consist of a lawned garden area, well stocked flower borders, paved patio area and timber shed.

**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.

**Attached Garage**

17'7" x 8'11" (5.36m x 2.72m)

Having metal up and over door, light & power. The garage houses the Valliant wall mounted gas central heating boiler.

