

6 Market Street,
Leek, Staffordshire.
ST13 6HZ
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11 Whitmore Avenue, Werrington, ST9 0LW

- * An impressive semi-detached family home situated in a well established residential area at Werrington.
- * This three bedroom property boasts well maintained accommodation throughout which has been extended on ground floor level with full planning permission for first floor extension to the rear to provide an extra bedroom.
- * The accommodation briefly has: Fitted kitchen, utility, good size lounge with dining room, three good double bedrooms and bathroom.
 - * This property is double glazed and has a gas fired central heating system.
 - * Many improvements have been carried out by the owners to bring it up to a high specification.
- * Driveway to the front providing off street parking and leading to the attached garage which is currently used as a very useful Garage room and utility room.
- * We would strongly advise viewing this property in order to appreciate the standard of accommodation on offer.

Price: Asking Price £169,000

Subject to contract

ACCOMMODATION

KITCHEN 2.89m X 3.48m (9'6" X 11'5")

Range of wall and base units with work surfaces over. Sink unit with a drainer, rinsing bowl and mixer tap. Gas cooker point. Extractor unit. Plumbing point. Radiator. Stairs off.



UTILITY 2.29m X 1.53m (7'6" X 5'0")

Wall and base units. Plumbing point. Work surfaces. Power and lighting.

LOUNGE / DINING ROOM 5.53m X 5.18m (18'2" X 17'0")

This room has been extended to ground level providing a very good spacious lounge with dining room area. Feature fireplace, natural stone, hand carved with a raised hearth. Wall lights. Coving. Radiator. French doors leading out to the rear garden.



FIRST FLOOR LANDING

Radiator.

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1. These particulars do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of Bury & Hilton Limited or the vendor or lessor;
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BATHROOM

Corner bath with shower over and additional shower head. Radiator. WC. Wash-hand basin with storage under. Part-tiled walls. Radiator.



BEDROOM 4.06m X 2.46m (13'4" X 8'1")

Radiator.



BEDROOM 3.04m X 2.80m (10'0" X 9'2")

Radiator. Storage cupboard.



BEDROOM 2.61m X 2.47 (8'7" X 8'1")

Radiator.



OUTSIDE

The property is approached via a driveway which provides ample off-road parking and leads to garage space. The garden to the rear is laid mainly to lawn with patio area.



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GARAGE 2.55m X 3.28m (8'4" X 10'9")

Has been split off to provide the utility area at the back. Wall mounted combination boiler. Power and lighting connected.

DIRECTIONS

If you are starting from Leek office, travel out from Leek on the A520 to Cheddleton, through to Wetley Rocks, at the traffic signals turn right onto A52, at the traffic signals turn right onto Washerwall Lane, turn right onto Cotehill Road and then turn right onto Whitmore Avenue, the property can be identified by the Bury & Hilton 'for sale' board.

AGENTS NOTES

Gas fired central heating system run off a combination boiler.

Double glazed all the way through.

Full planning permission for first floor extension to the rear to provide an extra bedroom.

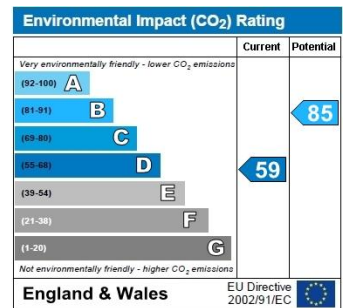
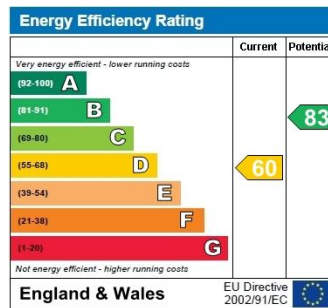
Council tax band B

VIEWINGS

By prior appointment through the Agents.

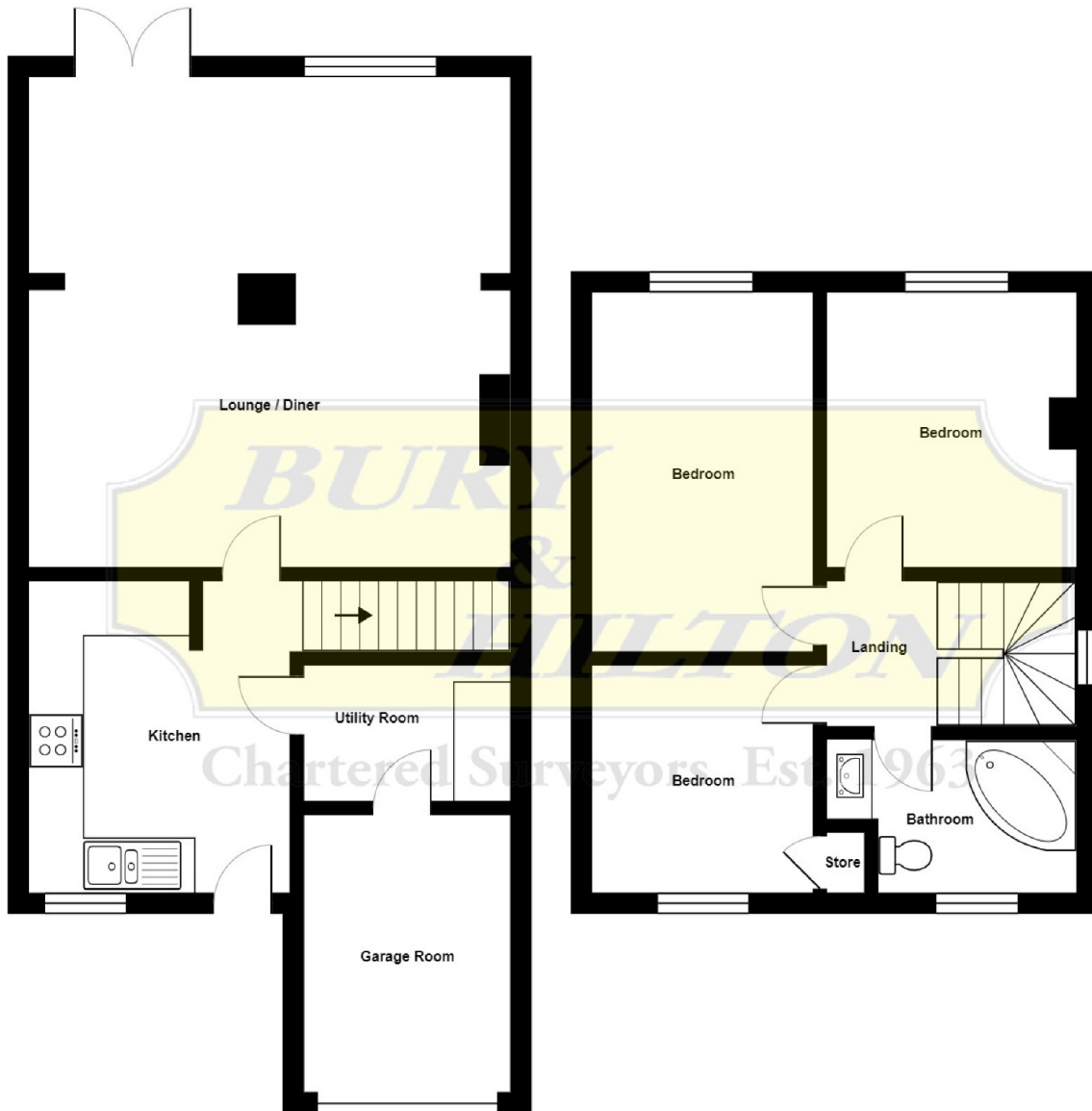
PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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