

**FOR SALE**



**Cellarhead Road, Werrington, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £220,000**

  
**MARTIN&CO**



## Cellarhead Road, Werrington, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £220,000

- Charming semi-detached property
- Three bedrooms, two doubles
- Extended layout, creative potential
- Private rear garden
- Ample driveway parking



**OVERVIEW** Welcome to this charming semi-detached property, which is currently listed for sale. The property is in good condition, ready and waiting for its new owners. If space is what you're after, then you'll be delighted with the three bedrooms it has to offer. Two are spacious doubles, providing plenty of room for all your essentials. The third is a cosy single room, perfect for a child's bedroom or perhaps a home office.

One of the standout features of this property is its fantastic outdoor space. It comes with a private rear garden, a wonderful retreat where you can enjoy peace and quiet. Plus, there's ample driveway parking.

Located near schools, this property is perfect for families. The proximity to educational institutions makes the morning school run a breeze, and provides plenty of opportunities for after-school activities.

In conclusion, this property is a wonderful opportunity for families looking to establish a home. Its potential and location make it a truly appealing option. Don't miss out on this chance to create your perfect family home.

**ENTRANCE PORCH** 4' 8" x 4' 7" (1.43m x 1.42m)  
UPVC frame with dwarf wall,

**ENTRANCE HALL** Stairs to first floor.

**LOUNGE/DINER** 27' 3" x 11' 10" (8.31m x 3.62m) A spacious open plan lounge and dining room having double glazed bay window to the front elevation and UPVC patio doors to the rear elevation opening onto the rear garden, parquet effect flooring, feature fireplace, radiators.

**WC** White suite comprising; low level WC and wall mounted hand wash basin.



**KITCHEN 9' 3" x 7' 11"** (2.84m x 2.43m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated appliances, double glazed window to the side elevation, tiled flooring.

**STUDY 15' 11" x 7' 11"** (4.87m x 2.43m) A versatile room having double glazed window to the front elevation, wood effect laminate flooring, built in storage cupboard, radiator.

**CONSERVATORY 14' 2" x 10' 5"** (4.32m x 3.20m) UPVC framed with brick dwarf wall and UPVC French doors opening onto the rear garden, fitted with base units, tiled flooring, radiator.

**BEDROOM ONE 15' 11" x 8' 8"** (4.87m x 2.65m) Having double glazed bay window to the front elevation, radiator.

**BEDROOM TWO 10' 11" x 8' 9"** (3.33m x 2.68m)

Double glazed window to the rear elevation, radiator.

**BEDROOM THREE 7' 8" x 5' 4"** (2.36m x 1.64m) Double glazed window to the front elevation, radiator.

**BATHROOM 7' 8" x 5' 9"** (2.34m x 1.77m) White suite comprising; low level WC, pedestal hand wash basin and corner shower unit, fully tiled walls, double glazed window to the rear elevation, radiator.

**EXTERNAL** The property is approached via a block paved driveway which provides ample off road parking for a number of vehicles with a lawned garden running adjacent with mature trees hedges and borders. Access to the side of the property leads through to a delightful rear garden which affords a good degree of privacy and is mainly laid to lawn with matures shrubs, hedges and borders and a paved patio area.





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All measurements are approximate and for display purposes only

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