



Washerwall Lane,
Werrington, Stoke-
on-Trent



OneAgency

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£150,000

This three bedroom End of Town House is set in the desired location of Werrington. Located close by to amenities, schools and commuter links. Ideal for investment as the property requires updating, or someone looking to put their own stamp on a property. The property benefits from gas central heating, double glazing and a good size drive and garden to the front and also to the rear. No Chain!





Ground Floor

Hallway

3.72m x 1.96m (12' 2" x 6' 5") Entered through the front door, radiator and carpet flooring.

Lounge

4.47m x 3.43m (14' 8" x 11' 3") A double glazed window to the front, gas fireplace and surround, radiator and carpet flooring.

Dining Room

2.94m x 2.46m (9' 8" x 8' 1") A double glazed window to the rear, radiator and carpet flooring.

Kitchen

3.35m x 2.93m (11' 0" x 9' 7") Base units with stainless steel sink basin, space for a fridge/freezer, three storage cupboards, radiator, double glazed window to the rear and vinyl flooring.

Lobby

Access to rear garden, downstairs w/c unit and storage space.

First Floor

Bedroom One

3.95m x 2.57m (13' 0" x 8' 5") A double glazed window to the rear, radiator, storage cupboard with combi boiler and carpet flooring.

Bedroom Two

3.33m x 2.78m (10' 11" x 9' 1") A double glazed window to the front, storage cupboards, radiator and carpet flooring.

Bedroom Three

3.65m x 2.41m (12' 0" x 7' 11") A double glazed window to the front, storage cupboard, radiator and carpet flooring.

Shower Room

1.95m x 1.69m (6' 5" x 5' 7") A walk in shower unit with glass screen, vanity hand wash basin, w/c, double glazed window and vinyl flooring.

External

Front - A paved driveway and lawned section with shrub borders.

Rear - A paved area for seating, lawned section and detached garage.



Ground Floor
Approx. 580.3 sq. feet



Total area: approx. 1035.7 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C		
(56 to 68) D	67	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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