



Alford Drive,
Werrington



OneAgency

01782 970222

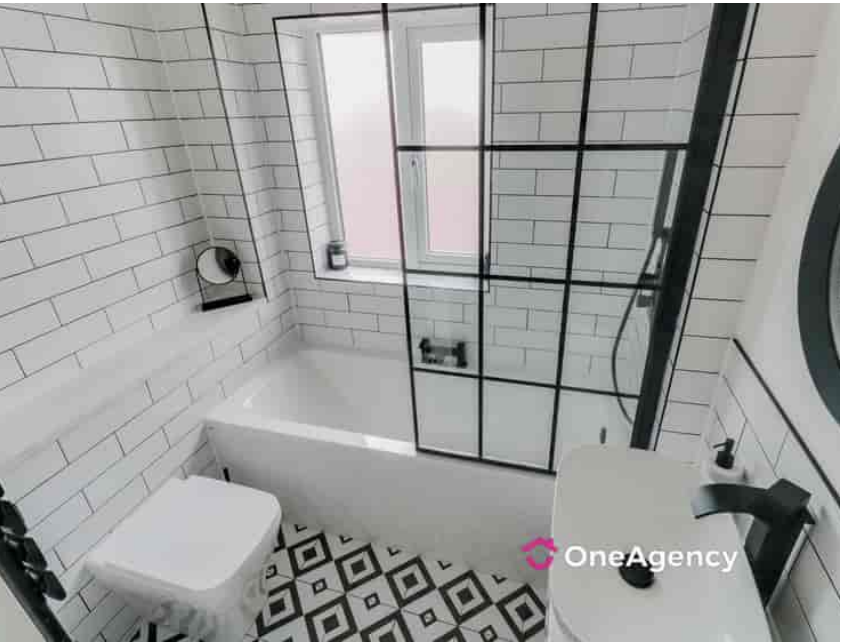
hello@oneagencygroup.co.uk



Offers in Excess of £275,000

An impressive three bedroom detached residence in the sought after location of Werrington. The property has undergone renovation including tarmac driveway, canopy with oak apex, composite Irish oak front door, newly fitted windows, landscaped south facing rear garden, newly fitted bathroom and much more! The property is just minutes walk from Wetley Moor Common & Bluebell Woods, close to excellent Primary and Secondary schools and has great access to commuter links. The property would be ideally suited to first time buyers or a growing family. Viewing is highly advised! No Chain!





Ground Floor

Hallway

A composite front door, stylish black tall radiator and tiled flooring.

Lounge

4.53m x 3.73m (14' 10" x 12' 3") A double glazed box bay window to the front, radiator and carpet flooring.

Kitchen/Diner

4.72m x 2.76m (15' 6" x 9' 1") A range of shaker wall and base units with worktops, white ceramic sink basin with black pull out tap, integral double oven, grill and microwave, electric hob with black extractor hood over, integral fridge/freezer, plumbing for a washing machine or dishwasher, under stairs storage cupboard, UPVC side door, two radiators and wood affect vinyl flooring.

Orangery

3.38m x 2.86m (11' 1" x 9' 5") French doors to composite decking, lantern sky light, double glazed windows, radiator and wood affect vinyl flooring.

First Floor

Bedroom One

3.82m x 2.87m (12' 6" x 9' 5") A double glazed window, fitted wardrobe units, radiator and carpet flooring.

Bedroom Two

3.55m x 2.71m (11' 8" x 8' 11") A double glazed window, radiator and carpet flooring.

Bedroom Three

2.62m x 1.99m (8' 7" x 6' 6") A double glazed window, fitted wardrobe units, radiator and carpet flooring.

Bathroom

2.17m x 2.03m (7' 1" x 6' 8") A white suite with bath unit with overhead rainfall and handheld shower, floating vanity hand wash basin with black mixer waterfall tap, low level W/C, black towel radiator, storage space, double glazed window, tiled walls and flooring.

External

Front - A tarmac driveway with paved border providing off road parking for four vehicles.

Rear - A south facing private garden consisting of a black composite decking area, kandra grey indian stone patio area and lawned garden with fenced borders.

Garage

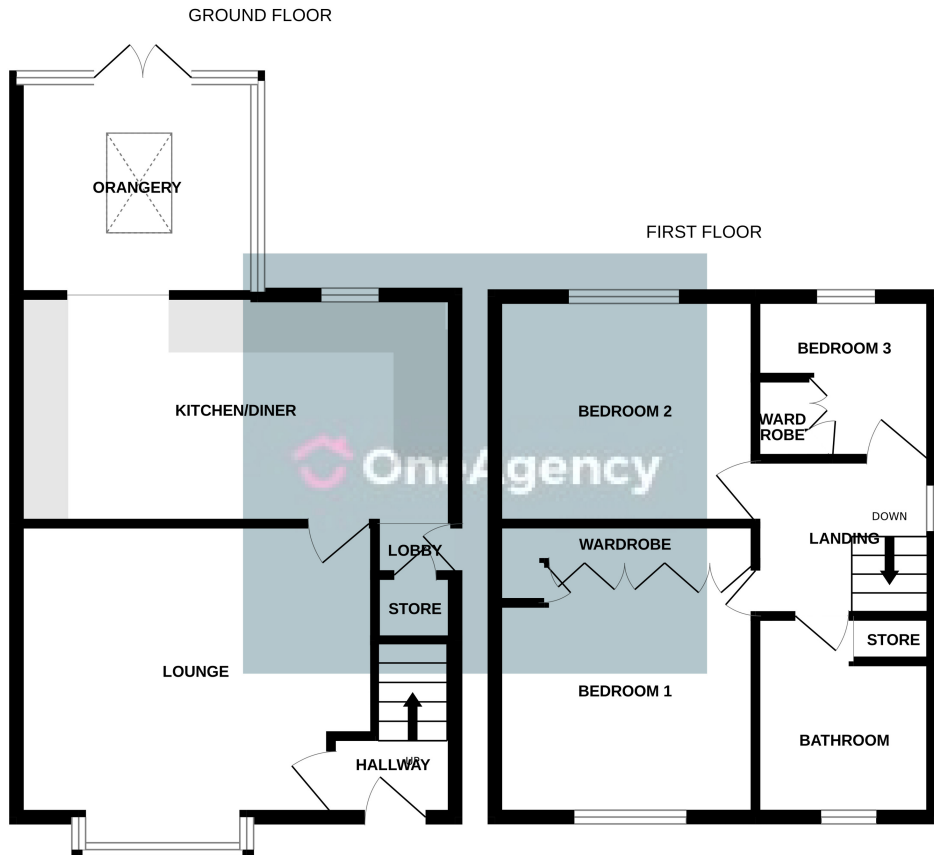
6.25m x 2.44m (20' 6" x 8' 0") An up and over door, electric power, Baxi combi-boiler, loft space and lighting.

AGENTS NOTES

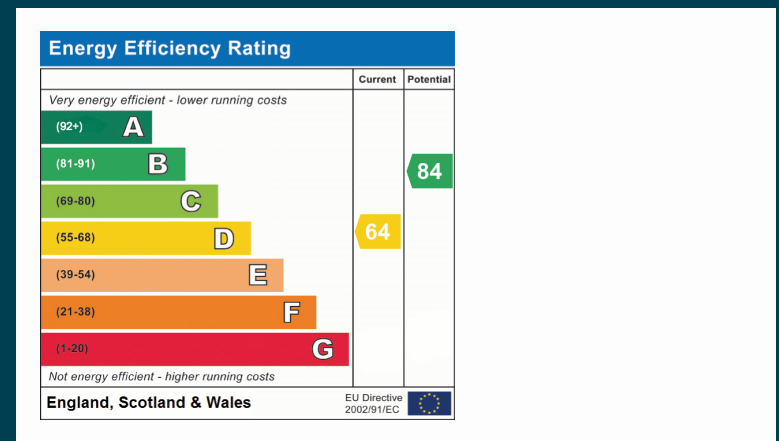
This property is owned by an employee of OneAgency.

The council tax band is C. The local authority is Staffordshire Moorlands.





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