



Walkersgreen Road,
Waterhayes, Newcastle -
under - Lyme



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £245,000

Beautifully presented four bedroom detached property, located in the popular residential area of Waterhayes, The current owners have modernised and improved over the years and the property boasts off street parking, integral garage with electric doors and a fabulous kitchen/diner/conservatory with a contemporary rotating log burner. Externally there is a tarmac driveway with off street parking, integral garage and a laid to lawn rear garden, with a patio, mature trees and shrubs and large storage shed.





GROUND FLOOR

ENTRANCE PORCH

Composite door, privacy glass panel either side, tiled flooring and lighting.

ENTRANCE HALL

Composite front door, radiator, smoke detector and sockets.

LOUNGE

4.12m x 4.10m (13' 6" x 13' 5") Upvc double glazed bay window to the front aspect, radiator, sockets and a gas fire with feature surround.

KITCHEN/DINER

5.64m x 3.18m (18' 6" x 10' 5") A range of white high gloss wall and base units with complimentary work surfaces, stainless steel sink unit inset with a chrome mixer tap, integrated electric oven, gas hob, extractor hood and space for a fridge/freezer. Contemporary vertical radiator, sockets and a Upvc double glazed window. There is a bar unit with space for a wine cooler. Open plan to the conservatory. Door to the utility & cloakroom.

UTILITY AND CLOAKROOM

3.32m x 1.90m (10' 11" x 6' 3") Upvc double glazed window with privacy glass, white high gloss base unit with a sink unit inset work surface, laminate floor tiles and space for a washing machine and a dryer. Combination boiler, door to the garage and a Upvc back door, giving access to the rear garden. Cloakroom with a Upvc double glazed window with privacy glass, wash hand basin and a W/C.

GARDEN ROOM

3.65m x 2.37m (12' 0" x 7' 9") Upvc double glazed windows and a set of Upvc french doors to the garden. Laminate floor tiles, sockets and a contemporary rotating log burner set on a granite hearth.

FIRST FLOOR

LANDING

Storage cupboard, smoke detector and ladder access to the boarded loft space.

MASTER BEDROOM

3.88m x 3.35m (12' 9" x 11' 0") Upvc double glazed window to the front elevation, radiator, sockets and a range of fitted wardrobes. En-suite off:

EN SUITE

Upvc double glazed window with privacy glass, tiled flooring, shower cubicle with a drench shower head and jets. Chrome heated towel rail, wash hand basin inset a vanity unit with a chrome mixer tap and a W/C.

BEDROOM TWO

3.28m x 2.33m (10' 9" x 7' 8") Upvc double glazed window to the front elevation, radiator and sockets.

BEDROOM THREE

2.81m x 2.52m (9' 3" x 8' 3") Upvc double glazed window to the rear elevation, radiator and sockets.

BATHROOM

Upvc double glazed window to the rear elevation, radiator and sockets.

BEDROOM FOUR

2.95m x 2.52m (9' 8" x 8' 3") Upvc double glazed window to the rear elevation, radiator and sockets.

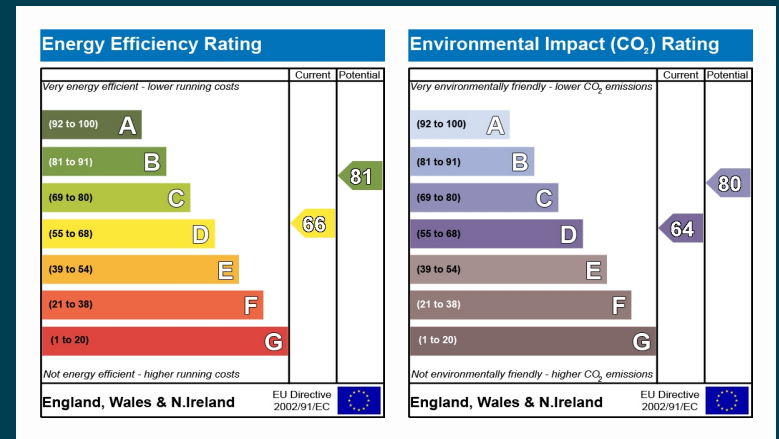
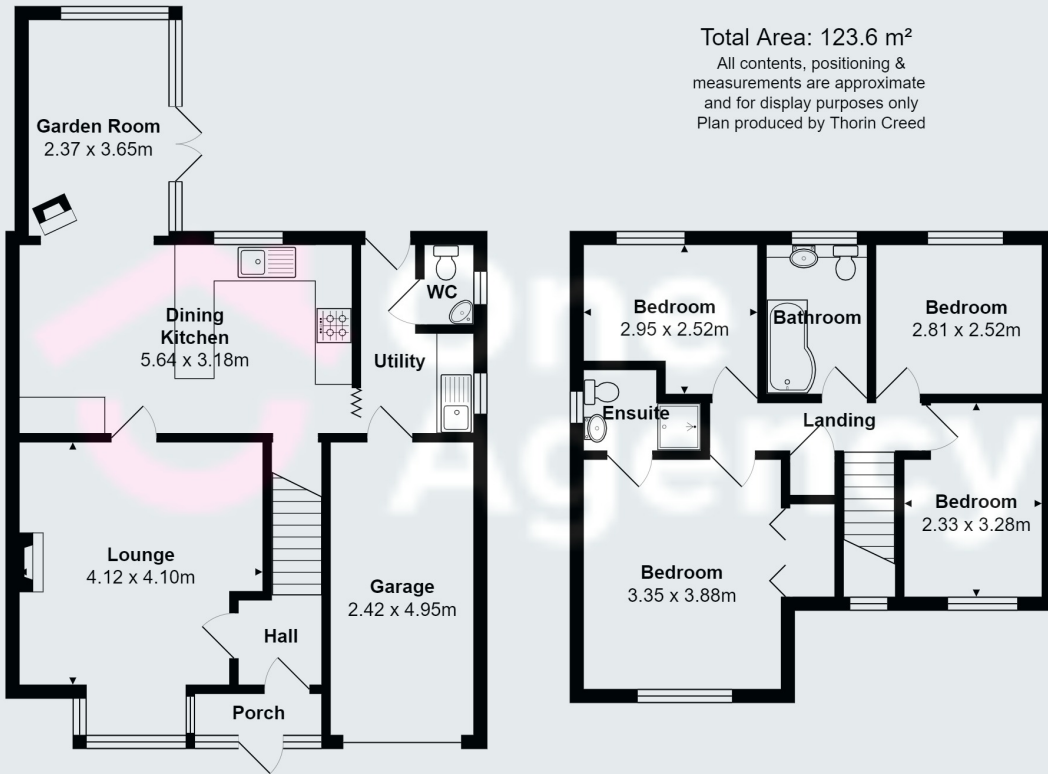
INTEGRAL GARAGE

2.42m x 3.88m (7' 11" x 12' 9") Electric roller shutter doors, power and light. Door to the utility room

OUTSIDE

Tarmac driveway to the front providing off road parking and a side gate for rear access. Rear garden laid to lawn with a patio area, mature trees and shrubs, raised beds and a large shed with power and light.





OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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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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