



Southlowe Avenue
Werrington
Stoke-on-Trent, ST9 0JA



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in the Region of £245,000

Very well presented mature detached house, with off road parking and generous sized established rear garden. The property is situated in a sought after location, convenient for access to the Peak District and Leek. Viewing of this property is highly recommended to appreciate the accommodation on offer.





ENTRANCE HALLWAY

Door to front, stairs to 1st floor, radiator.

LIVING ROOM

5.19m max into bay x 3.64m max (17' 0" x 11' 11") Double glazed window to front, radiator, double glazed windows to side, log burning stove with feature fireplace.

KITCHEN DINER

5.93m x 2.61m (19' 5" x 8' 7") Double glazed windows to rear, two radiators, double glazed window to side, fitted with a range of wall, base and drawer storage units, fitted electric oven and hob with extractor above, Integral fridge, Belfast style ceramic sink with mixer tap, under unit lighting, under stairs storage.

UTILITY

1.84m x 1.86m (6' 0" x 6' 1") Double glazed window to rear, door to side, plumbing for automatic washing machine and dishwasher, space for large fridge freezer.

CLOAKS

1.87m x 0.82m (6' 2" x 2' 8") WC, double glazed window to side, wall mounted Ferroli boiler.

LANDING

Access to loft.

BEDROOM ONE

3.98m x 3.27m (13' 1" x 10' 9") Double glazed window to front, radiator, built-in storage.

BEDROOM TWO

3.78m x 3.62m (12' 5" x 11' 11") Double glazed window to rear, radiator..

BEDROOM THREE

4.09m max x 2.24m max (13' 5" x 7' 4") Double glazed windows to the front, radiator.

BEDROOM FOUR

2.02m x 2.51m (6' 8" x 8' 3") Double glazed window to rear, radiator.

BATHROOM

2.14m x 1.74m (7' 0" x 5' 9") White bathroom suite comprising of panelled bath with mains shower above, WC and wash basin, radiator, heated towel rail, tiled walls, double glazed frosted window to side.

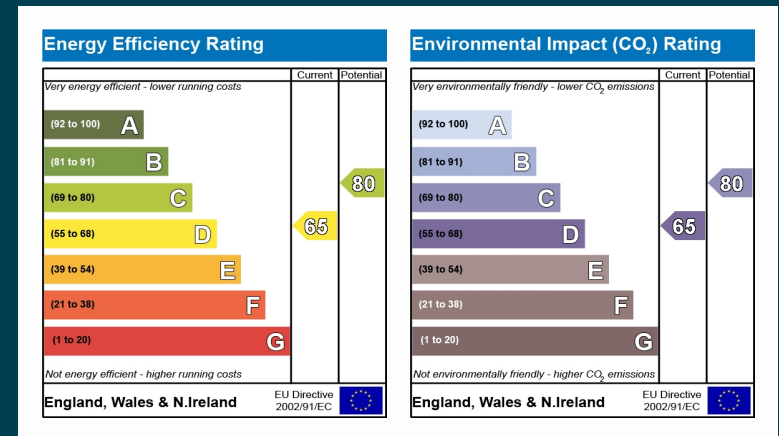
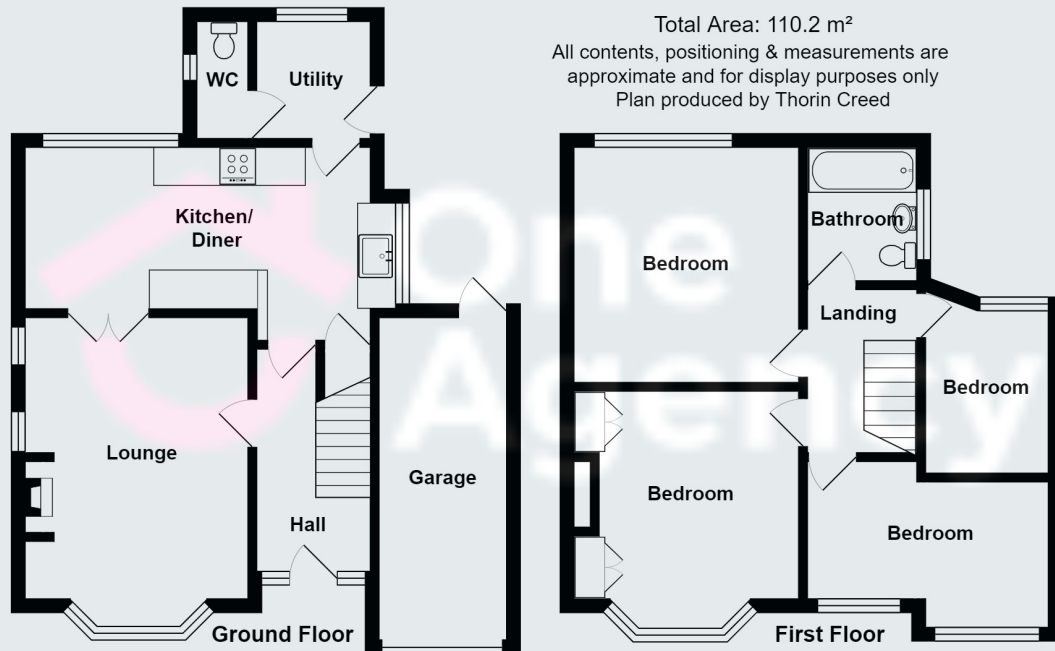
INTEGRAL GARAGE

5.20m x 2.06m (17' 1" x 6' 9") (see dimensions suitable for storage rather than a car) up and over door to front.

OUTSIDE

Attractive established rear gardens with patio area and large sheds, off road parking to the front.





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

01782 970222

hello@oneagencygroup.co.uk

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

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.