



Park Road,  
Werrington



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# Offers in Region of £180,000

A two bedroom semi-detached bungalow in the desirable location of Werrington. The property benefits from double glazing, generous living accommodation and detached garage with ample off road parking. An ideal property for someone looking to downsize. The property is located close to amenities, bus routes and outstanding schools. Viewing is highly advised. No Chain!





## Ground Floor

### Hallway

UPVC side door, radiator and carpet flooring.

### Lounge

5.01m x 3.33m (16' 5" x 10' 11") A double glazed window, gas fireplace and surround, radiator and carpet flooring.

### Kitchen

2.90m x 2.88m (9' 6" x 9' 5") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker and extractor over, space for a fridge/freezer, double glazed windows, radiator and tiled flooring.

### Utility Room

2.90m x 2.22m (9' 6" x 7' 3") Base units with stainless steel sink basin, plumbing for a washing machine, space for a dryer, access to the conservatory, radiator and vinyl flooring.

### Conservatory

2.76m x 2.01m (9' 1" x 6' 7") A double glazed conservatory, patio door to the garden, radiator and carpet flooring.

### Bedroom One

3.71m x 2.76m (12' 2" x 9' 1") A double glazed window, radiator and carpet flooring.

### Bedroom Two

3.81m x 2.34m (12' 6" x 7' 8") A double glazed window, radiator and carpet flooring.

### Shower Room

1.86m x 1.65m (6' 1" x 5' 5") A walk in shower unit, vanity hand wash basin, low level W/C, double glazed window, radiator and carpet flooring.

### External

Front - A tarmac driveway for off road parking, pebbled garden with shrubs and car port.

Rear - A paved patio area, lawned section and part shrubbed and fenced borders.

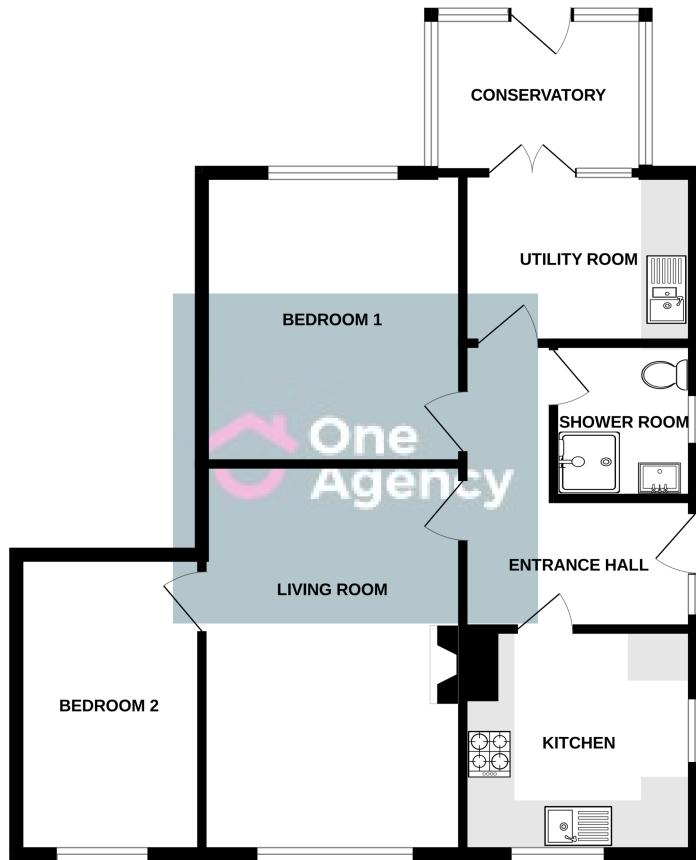
### Detached Garage

6.58m x 2.82m (21' 7" x 9' 3") Electric power and door to the side.

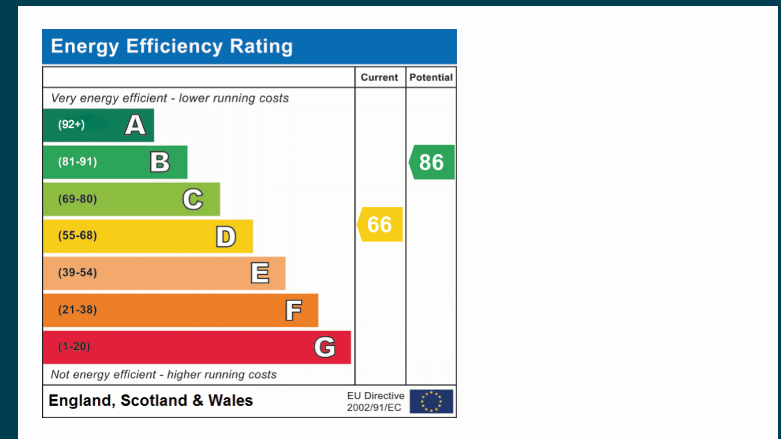
### AGENTS NOTES

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





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



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.