



Heath Avenue

Werrington

Stoke-on-Trent, ST9 0HU



OneAgency

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Offers in the Region of £240,000

Traditional detached house situated in a sought after location with stunning views from the rear. The property benefits from no chain involvement, generous gardens and attached garage.





ENTRANCE PORCH

Double glazed, door to front, tiled floor.

HALLWAY

Stairs to first floor, radiator, tiled floor.

LOUNGE

3.51m x 3.23m (11' 6" x 10' 7") Double glazed window to front, radiator, feature fireplace, parquet flooring.

DINING ROOM

3.26m x 3.77m (10' 8" x 12' 4") Double glazed sliding patio doors to rear, radiator, parquet flooring.



KITCHEN

2.18m x 3.92m (7' 2" x 12' 10") Fitted with a range of wall, base and drawer storage units, double glazed window to rear, radiator, under stairs storage area, window to side.

UTILITY

Double glazed window to rear, radiator, door to rear, plumbing for automatic washing machine, stainless steel sink and drainer unit with mixer tap, built in storage area, access to garage.

LANDING

Double glazed window to side, access to left

BEDROOM ONE

3.27m x 3.82m (10' 9" x 12' 6") Double glazed window to rear, radiator, fitted wardrobes.

BEDROOM TWO

3.50m x 3.22m (11' 6" x 10' 7") Double glazed window to front, radiator, fitted wardrobes.

BEDROOM THREE

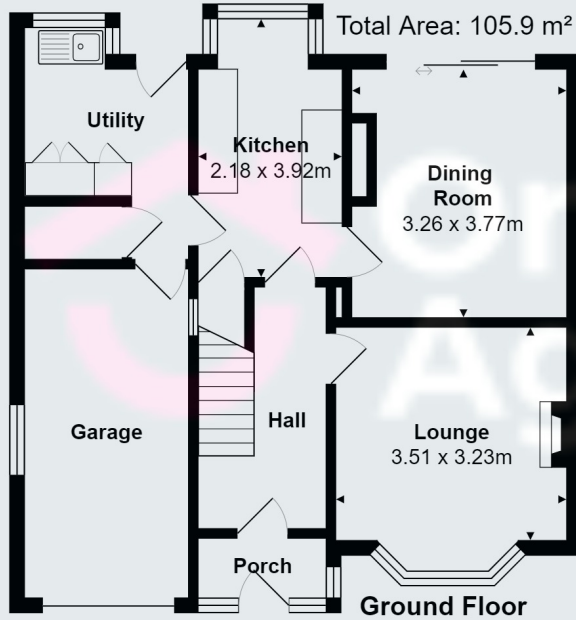
1.94m x 1.78m (6' 4" x 5' 10") Double glazed window to front, radiator.

SHOWER ROOM

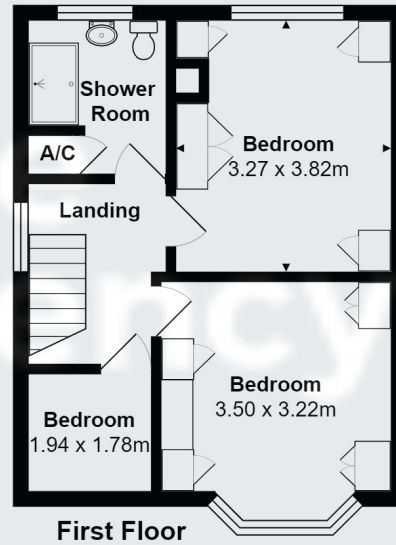
Shower cubicle, vanity wash hand basin, W.C., double glazed frosted window to rear, radiator, built in storage area with Baxi combi boiler.

OUTSIDE

Generous rear garden with patio areas and stunning open views. Off road parking to the front and attached garage.



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		79
(56 to 68)	D	64	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		75
(56 to 68)	D	58	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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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