



Philip Lane, Werrington,  
Stoke-on-Trent



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# Offers in Region of £180,000

A two bedroom semi-detached bungalow in the desirable location of Werrington. The property benefits from a large plot with gardens to front and rear, detached outhouse and good accommodation throughout. An ideal property for someone looking to downsize or needing more outdoor space! The property is located close to amenities, bus routes and outstanding Primary and Secondary schools. Viewing is highly advised. No Chain!





## Ground Floor

### Porch

1.70m x 0.91m (5' 7" x 3' 0") UPVC front door, double glazed windows and tiled flooring.

### Hallway

A radiator and carpet flooring.

### Lounge

4.51m x 3.15m (14' 10" x 10' 4") A double glazed window, fireplace and surround, radiator and carpet flooring.

### Kitchen

2.63m x 2.01m (8' 8" x 6' 7") A range of wall units, space for a cooker, plumbing for a washing machine, space for a fridge and freezer, door to the side porch, radiator and laminate flooring.

### Side Porch

2.86m x 1.58m (9' 5" x 5' 2") UPVC door, double glazed windows and carpet flooring.

### Bedroom One

3.48m x 2.65m (11' 5" x 8' 8") Fitted wardrobe units, storage cupboard with combi-boiler, radiator, double glazed window and carpet flooring.

### Bedroom Two

3.30m x 3.03m (10' 10" x 9' 11") A double glazed window, radiator and carpet flooring.

### Shower Room

2.03m x 1.92m (6' 8" x 6' 4") A white suite with walk in shower unit, vanity hand wash basin, low level W/C, radiator, part tiled walls, double glazed window and vinyl flooring.

### External

Front - A block paved pathway and garden with lawn.

Rear - A block paved area, patio area and outhouse.

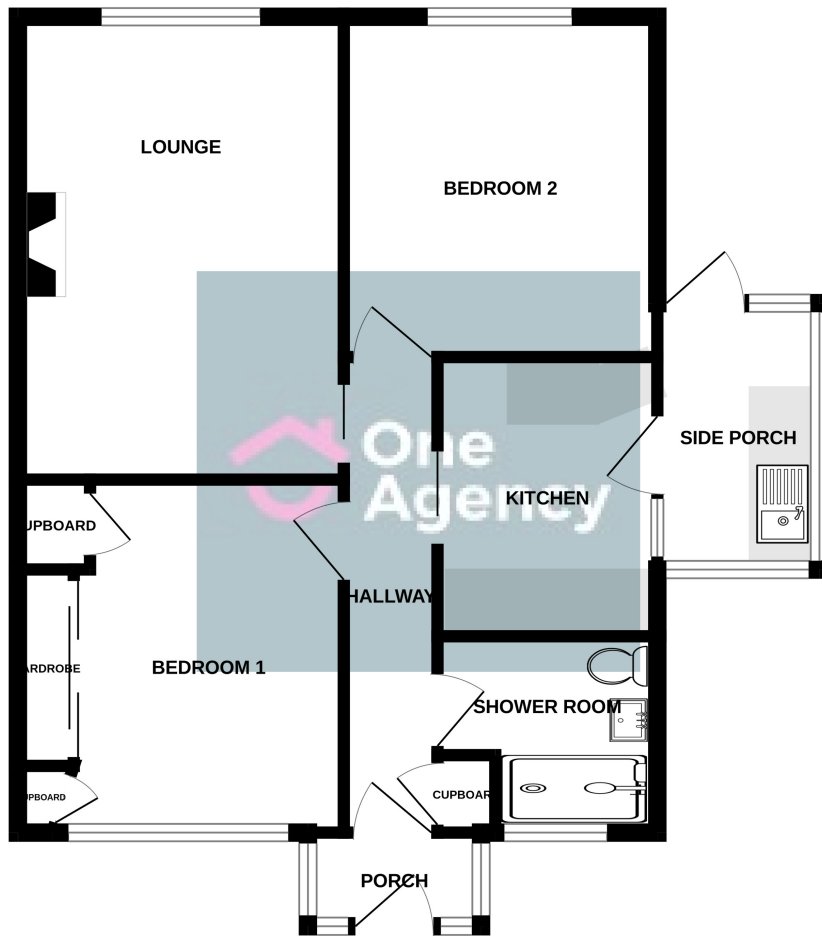
### Outhouse

4.57m x 2.84m (15' 0" x 9' 4") UPVC door and electric power.

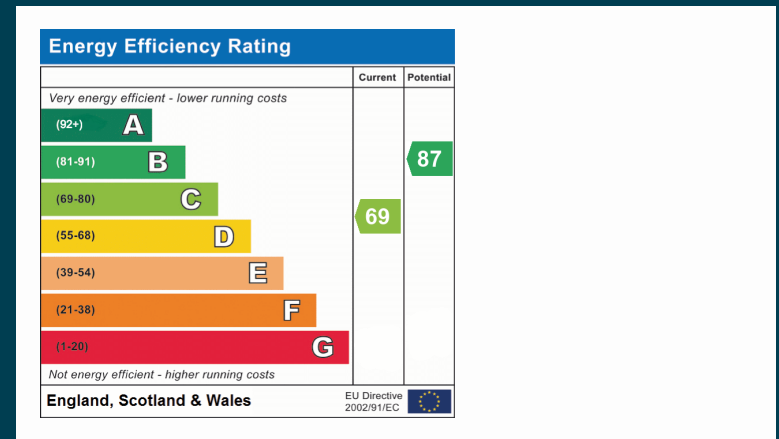
### AGENTS NOTES

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

GROUND FLOOR



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.  
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