



Washerwall Lane,
Werrington, Stoke-on-
Trent



OneAgency

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Offers in Excess £220,000

A two bedroom cottage style property in the sought after location of Werrington. This property is a stones throw away from Wetley Moor Common! The property benefits from modern accommodation throughout, large rear garden and off road parking and decked area to the front. Located close to amenities and great primary/secondary schools all within walking distance. An ideal first time buy or someone looking to downsize. Viewing is highly advised!





Ground Floor

Lounge

3.94m x 3.33m (12' 11" x 10' 11") French doors to the front, log burner, radiator and vinyl flooring.

Kitchen/Diner

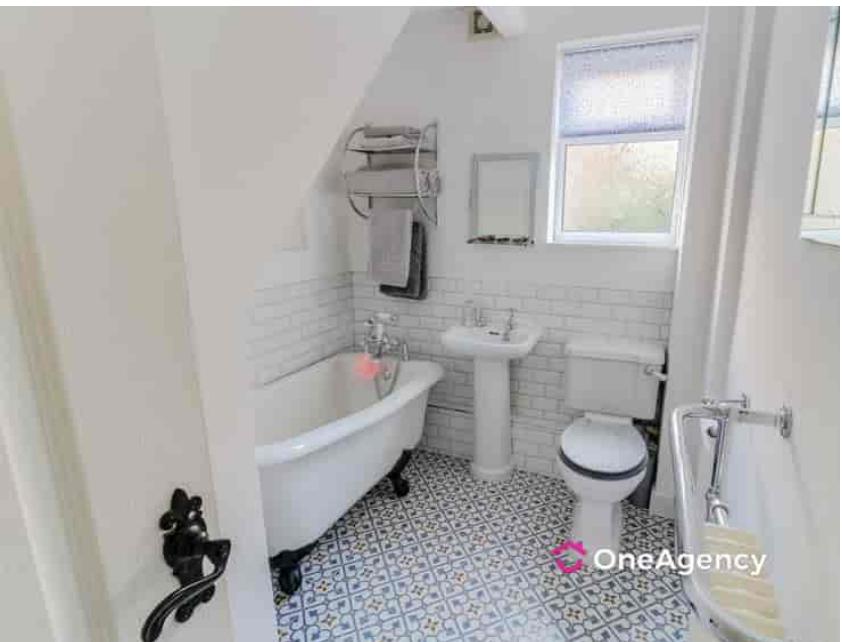
5.28m x 3.96m (17' 4" x 13' 0") A range of base units with worktops, ceramic sink basin with mixer tap, space for a double cooker with extractor hood over, space for a fridge/freezer, space for a table/chairs, double glazed window, sliding door to the side of the property, radiator and vinyl flooring.

Utility Room/Shower

Plumbing for a washing machine and space for a dayer, boiler to the wall, walk in shower unit, double glazed windows, radiator and vinyl flooring.

Bathroom

2.48m x 1.99m (8' 2" x 6' 6") A freestanding bath, pedestal hand wash basin, low level W/C, part tiled walls, chrome towel radiator, double glazed window and tiled flooring.



First Floor

Bedroom One

3.96m x 3.38m (13' 0" x 11' 1") Two double glazed windows, radiator and carpet flooring.

W/C

1.76m x 0.81m (5' 9" x 2' 8") A low level W/C, hand wash basin and carpet flooring.

Bedroom Two

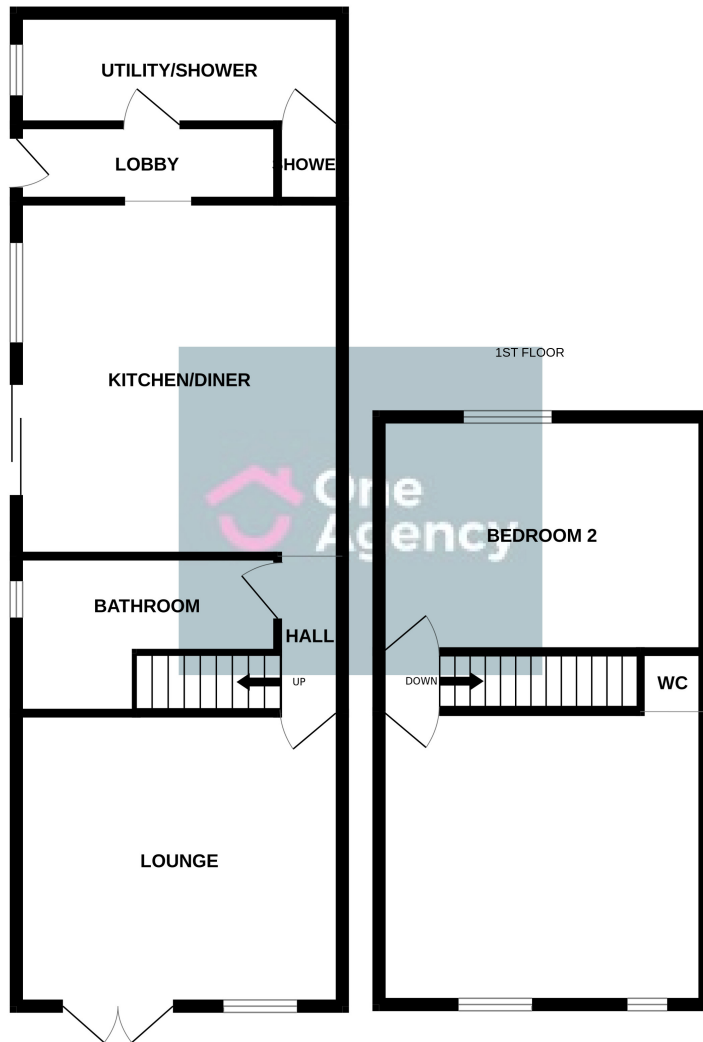
4.00m x 3.29m (13' 1" x 10' 10") A double glazed window, radiator and carpet flooring.

External

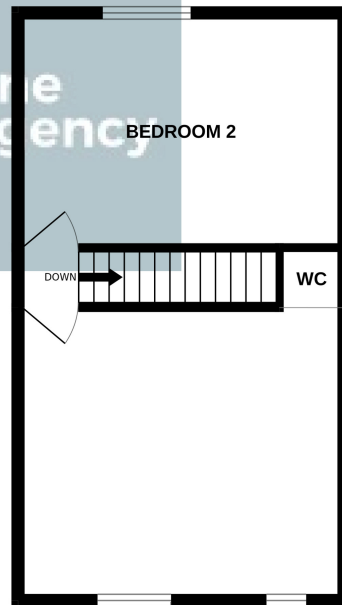
Front - A tarmac driveway providing off road parking, patio steps leading to the property and decked area.

Rear - A paved patio area, steps leading to a good sized lawned section with shrubbed borders.

GROUND FLOOR



1ST 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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