



Scholars Way,
Werrington

 **OneAgency**

01782 970222

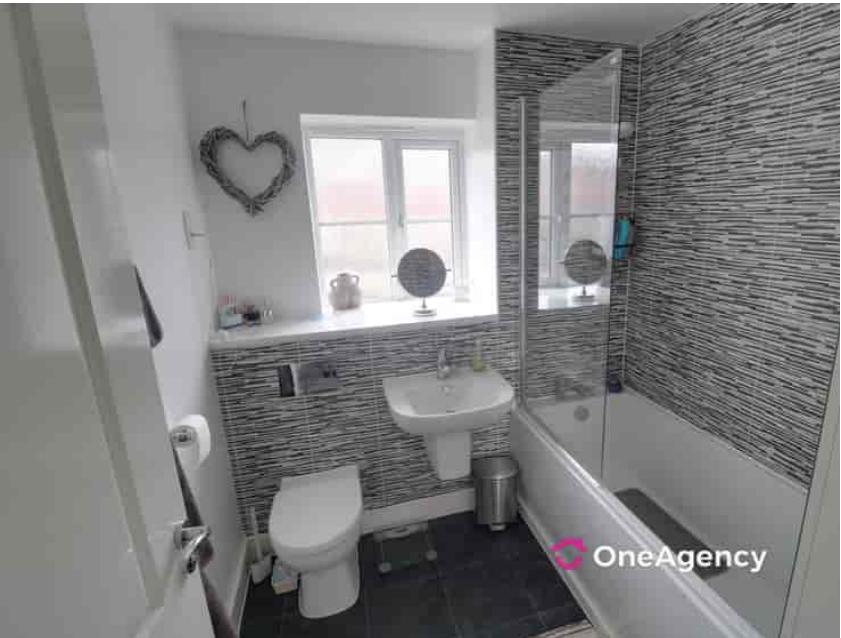
hello@oneagencygroup.co.uk



Offers in Region of £200,000

A very well presented modern end town house, enjoying a generous rear garden featuring a lawn, Indian stone seating area, further patio, and a superb summer house—ideal for entertaining or home working. The property benefits from ample off-road parking and is situated in the highly sought-after location of Werrington. The accommodation comprises an entrance hallway, kitchen, cloakroom and a spacious living/dining room to the ground floor, with two bedrooms and a bathroom to the first floor. Viewing is highly recommended to fully appreciate the presentation and outdoor space on offer.





Entrance Hallway

Door to the front, fitted storage space, vinyl flooring, stairs to first floor, double glazed window to the side.

Kitchen

2.75m x 3.10m (9' 0" x 10' 2") Double glazed window to the front, radiator, stainless steel sink and drainer unit with mixer tap, ample work surface area, fitted oven and hob with extractor fan above, plumbing for washing machine, space for dishwasher, integral fridge and freezer, vinyl flooring. Fitted range of wall, base and drawer storage units.

Cloaks

2.36m x 1.40m (7' 9" x 4' 7") WC, hand wash basin, radiator, vinyl flooring.

Living Room / Dining Room

3.50m x 4.56m (11' 6" x 15' 0") Laminate floor, radiator, double glazed french doors to rear, double glazed window to the rear.

Landing

Double glazed window to the side, built in storage area.

Bedroom 1

4.55m max x 2.60m plus wardrobes (14' 11" x 8' 6") Two double glazed windows to the front, fitted wardrobes, built in storage area with boiler, access to loft.

Bedroom 2

3.82m plus wardrobes x 2.38m (12' 6" x 7' 10") Double glazed window to the rear, fitted wardrobes, radiator.

Bathroom

2.00m x 2.08m (6' 7" x 6' 10") Bathroom suite comprising of panel bath with electric shower, WC and hand wash basin. Heated towel rail, double glazed frosted window to the rear, vinyl flooring, part tiled walls.

Outside

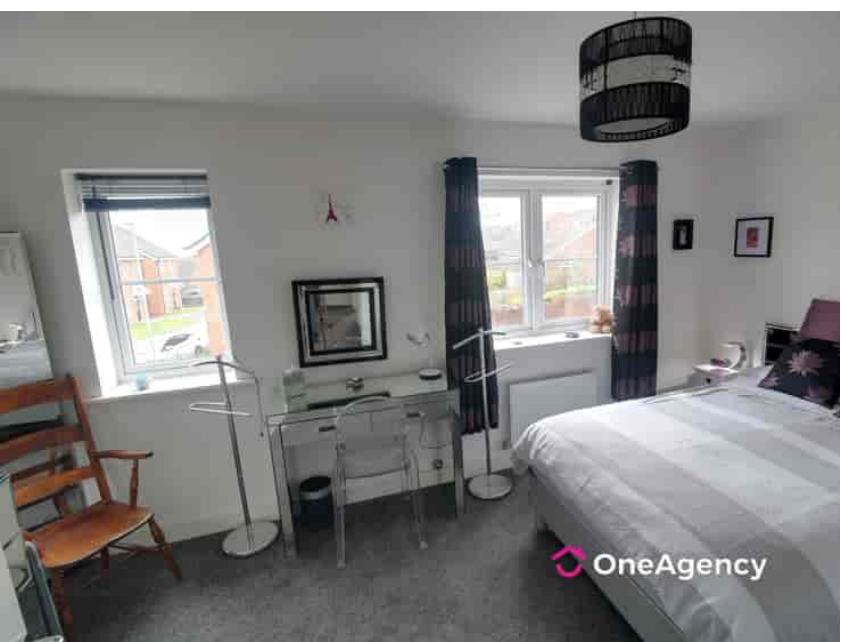
Generous sized rear garden with superb summerhouse with power and lighting. Indian stone seating area, lawn and further patio area. Outside power socket, and external lighting. Ample off road parking for several vehicles.

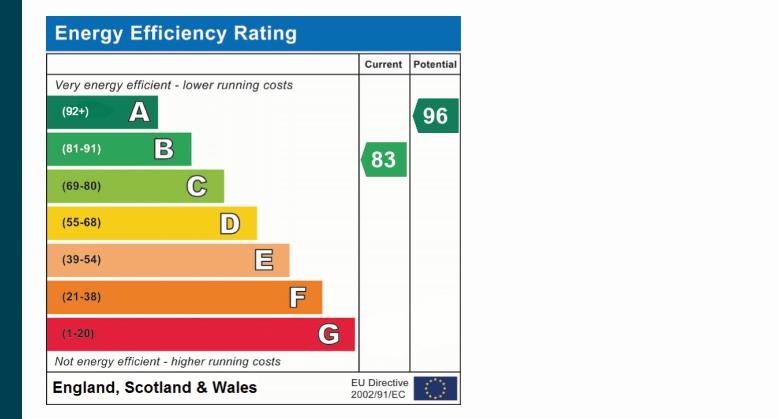
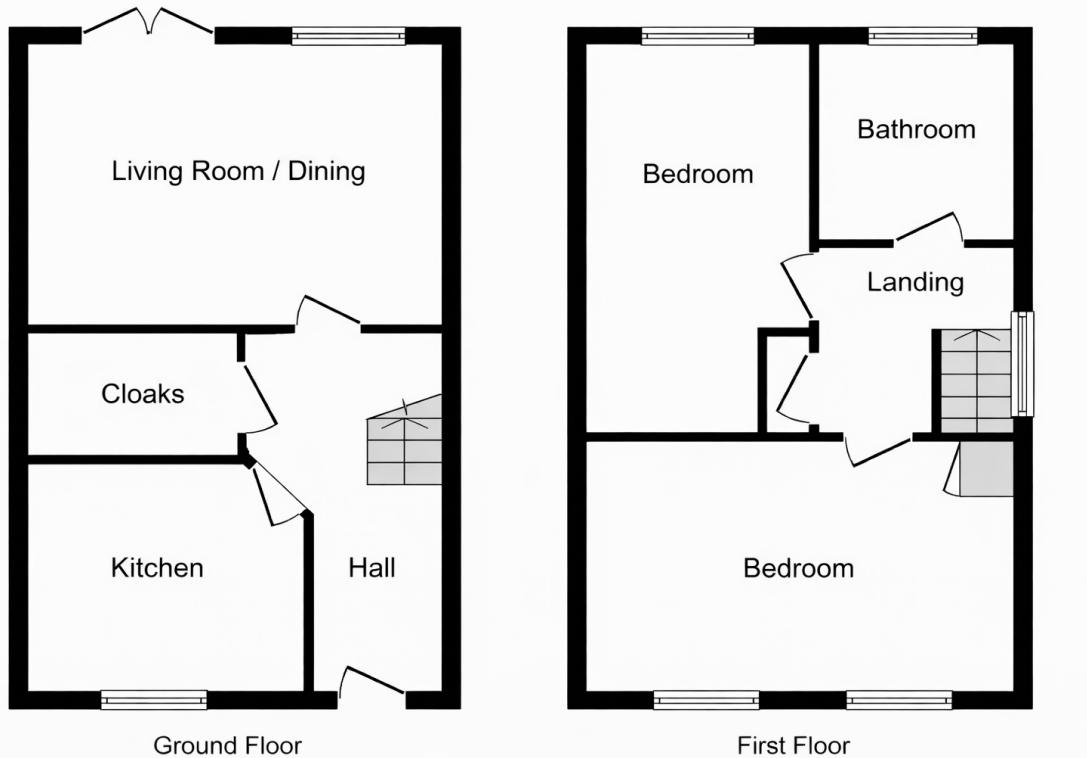
Agents Notes

Staffordshire Moorlands council tax band B

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.





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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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