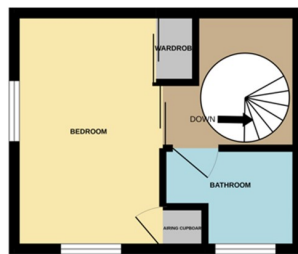
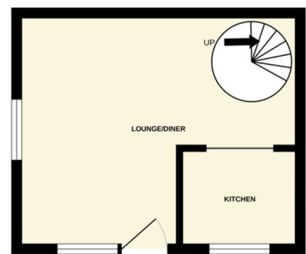




9 Wainwright, Werrington PE4 5AG

£140,000



*** ** "A fantastic opportunity has arisen to buy a one bedroom Q-Type property. It truly is a great opportunity to own or invest in Werrington. Located in a cul de sac, the property benefits from off road parking and a feature spiral staircase. The property is within walking distance to local amenities including Tesco's. Viewings are highly recommended. EPC Energy Rating - D / Council Tax Band - A".

ENTRANCE

UPVC double glazed door to front aspect.

L - SHAPE LOUNGE / DINER

15' 6" x 12' 9" (4.72m x 3.89m) (max) 8' 9" (2.67m) (min) (approx) UPVC double glazed door to front aspect, UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, coving to ceiling and stairs to first floor.

KITCHEN

6' 5" x 5' 5" (1.96m x 1.65m) (approx) Fitted with a range of base and eye level units, work surface over, stainless steel sink with mixer tap over, space for a cooker, space for a fridge/ freezer, tile splash back, UPVC double glazed window to front aspect.

BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over. UPVC double glazed window to front aspect.

BEDROOM

13' 0" x 8' 1" (3.96m x 2.46m) (approx) UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, airing cupboard, storage cupboard and loft access.

OUTSIDE

Allocated parking space to the side. Shared outdoor space.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

