



27 Washerwall Lane  
Stoke-On-Trent



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 27 Washerwall Lane

Stoke-On-Trent  
Staffordshire  
ST9 0JU

\* This very well presented two bedroom mid-terrace property is situated in a highly convenient location in the popular Staffordshire Moorlands village of Werrington, offering easy access to shops, schools and amenities.

\* The property has been upgraded and improved to an excellent standard by the current vendor and is considered an excellent purchase for first time buyers or landlords.

\* Benefiting from Upvc double glazing and gas fired central heating.

\* The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen / Diner and Conservatory to the ground floor. Landing Area, Two Bedrooms and Shower Room to the first floor.

\* Tarmacked area to the front ( which could provide off road parking subject to getting the kerb dropped)

\* An excellent sized rear garden area laid mainly to lawn with a low maintenance paved area.

\* An internal inspection comes most strongly recommended.



Offers In The Region Of £142,000



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## General Information

### Entrance Hall

Radiator. Stairs off.

### Living Room 12'9 x 11'5 (3.89m x 3.48m)

Radiator. Coving. Double doors to:

### Kitchen / Diner 15'1 x 7'6 (4.60m x 2.29m)

Wall and base units. Sink unit with drainer and mixer tap. Plumbing point. Cooker point. Radiator. Access to:

### Conservatory 6'10 x 6'6 (2.08m x 1.98m)

Door to rear.

### Landing Area

Access to:

### Bedroom 11'5 x 11'1 (3.48m x 3.38m)

Radiator. Central heating boiler. Storage cupboard.

### Bedroom 9'6 x 8'6 (2.90m x 2.59m)

Radiator.

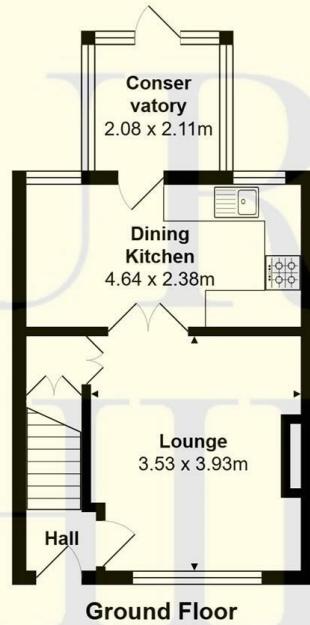
### Shower Room 5'10 x 6'2 (1.78m x 1.88m)

Shower cubicle. W.c. Wash basin with storage unit below. Radiator.

### Outside

An excellent sized rear garden area laid mainly to lawn with a low maintenance paved area.

Tarmacked area to the front (which could provide off road parking subject to gaining permission for the the kerb to be dropped )



**Total Area: 64.6 m<sup>2</sup>**  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed

#### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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