



102 Washerwall Lane

Werrington



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

102 Washerwall Lane

Werrington
Staffordshire, ST9 0LR

- A well presented one bedroom mid-terrace cottage located in a sought after area at Werrington offering easy access to shops and amenities.
- The property benefits from gas central heating and double glazing.
- Low maintenance front and rear garden areas which are mainly paved.
- Driveway to the rear providing off street parking (accessed from Marsh Close).
- The property may be off interest to first time buyers or those looking to downsize.
- Offered For Sale with No Upward Chain involved.

Offers in the region of: £125,000



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Leek Office - 01538 383344



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**BURY &
HILTON**
EST. 1984





Accommodation

Living Room 11'9 x 11'7 (3.58m x 3.53m)
Radiator. Laminate flooring. Gas fire.

Kitchen 11'8 x 6'8 (3.56m x 2.03m)
Wall and base units. Stainless steel sink unit with drainer. Electric hob and oven with extractor unit above. Stairs off. Rear door. Laminate flooring. Plumbing point.,

Bedroom 10'2 x 11'11 (3.10m x 3.63m)
Radiator. Fitted wardrobes.

Bathroom 6'10 x 11'11 (2.08m x 3.63m)
Bath. W.c. Wash basin. Radiator. Wood flooring.



Outside

Low maintenance front and rear garden areas which are mainly paved. Driveway to the rear providing off street parking (accessed from Marsh Close).

Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band A & D

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

AWAITING FLOOR PLAN

Method of Sale

This property is to be sold by Private Treaty

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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