



1 Toll Bar Road
Stoke-On-Trent



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

1 Toll Bar Road

Stoke-On-Trent
Staffordshire
ST9 0JG

* Bury & Hilton are pleased to offer to the market this delightful semi-detached family home situated within the sought after residential village of Werrington close to highly regarded local schools and amenities.

* Enjoying an enviable position backing onto a children's park with outstanding views over the surrounding countryside and beyond.

* The well presented and spacious accommodation will ideally suit family occupation and briefly comprises, on the ground floor, Entrance Hall, and excellent sized Living Room with access to the Conservatory, Kitchen, Inner Hallway, Shower Room, Dining Room and Utility Room to the ground floor. To the first floor, Landing Area Three good size Bedrooms and a family Bathroom.

* Externally there is a double driveway providing off street parking, a fabulous low maintenance garden to rear with paved sitting area, display borders and artificial grassed area.

* Further benefits include, Upvc double glazing, gas central heating, fitted wardrobes and much, much more.

* Viewings are essential to fully appreciate all this charming home has to offer.

Offers In The Region Of £235,000



3



2



2



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acre(s)



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Stairs off. Laminate flooring. Coving.

Living Room

Electric fire with feature surround. Radiator x 2. Coving. Laminate flooring. Sliding doors to:

Conservatory

Tiled floor. Radiator. Double doors to rear garden.

Kitchen

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Electric hob and oven with extractor unit above. Integrated fridge and dishwasher. Tiled floor. Understairs storage. Coving. Tiled walls.

Rear Hallway

Tiled walls. Access to:

Shower Room

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

Dining Room

Radiator.

Utility Room

Work top. Wall mounted cupboard. Rear door. Plumbing point. Tiled walls.

Landing Area

Coving. Storage cupboard.

Bedroom

Radiator. Fitted wardrobes and bed surround.

Bedroom

Radiator. Fitted storage and bed surround.

Bedroom

Radiator. Laminate flooring. Coving. Loft access.

Bathroom

Bath with shower over. W.c. Wash basin with storage unit below. Radiator. Tiled walls. Tiled floor.

Outside

Externally there is a double driveway providing off street parking, a fabulous low maintenance garden to rear with paved sitting area, display borders and artificial grassed area.

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

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Offices in:

Ashbourne	01335 342201
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