



43 Washerwall Lane

Werrington



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

Werrington  
Staffordshire, ST9 0LH

A very well presented two bedroom detached bungalow, occupying an elevated plot and located in a very popular area close to amenities and ideal for commuters.

This property is sure to suit professionals wishing to get away from it all, where they can enjoy all this home has to offer.

The accommodation briefly comprises of Entrance Hall, Spacious Lounge / Dining Room, Kitchen, Utility Room, Two Bedrooms and luxury Bathroom with walk in shower and jacuzzi bath.

This home provides block paved driveway with parking for several vehicles and detached single garage.

The gardens to the front and rear are low maintenance with flagged stone entertaining terraces.

Benefiting from double glazing and gas fired central heating.

The property is offered For Sale with No Upward Chain involved.

**Offers in the region of: £249,950**



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Leek Office - 01538 383344



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# Accommodation

## Entrance Hall

Tiled floor. Radiator. Storage cupboard.

## Living Room/Dining Room

Radiator x 2. Wood flooring.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven with extractor unit above. Wood flooring. Integrated dishwasher. Access to:

## Utility Room

Tiled floor. Rear door. Plumbing point. Storage cupboard. Work top.

## Bathroom

Feature corner jacuzzi bath. Large walk-in shower cubicle. W.c. Wash basin with storage unit below. Tiled walls. Tiled floor. Covings. Spotlights. Heated towel rail x 2. Wall cabinet.

## Bedroom

Radiator.

## Bedroom

Radiator.

## Outside

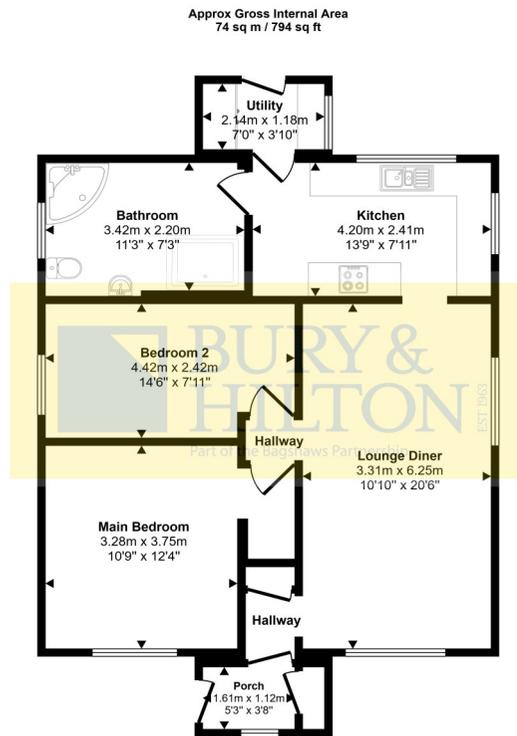
This home provides block paved driveway with parking for several vehicles and detached single garage. The gardens to the front and rear are low maintenance with flagged stone entertaining terraces. Water feature.

## Tenure & Possession

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

**Council Tax Band & EPC Rating:** Band C & C





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewing

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

### 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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