



## 506A & 506B Werrington Road

Bucknall, Stoke-On-Trent, ST2 9DN

Asking Price £250,000



2416.00 sq ft



A unique opportunity to purchase a quality built and well maintained property with two self contained fully refurbished high quality flats. The residential flats benefit from thermino heating, double glazing and fitted kitchen and bedrooms. Viewing is highly recommended to appreciate the quality the property has to offer.

## Location

The property is located on Werrington Road (A52) just before it becomes Ash Bank Road on the route from Hanley to Washerwall and Cellarhead. It is approx 2.3 miles from Hanley town centre and 4 miles from the Etruria Road junction with A500, which gives access to the majority of towns under the 'Stoke-on-Trent' umbrella as well as J15 and J16 of the M6. In the opposite direction, Ash Bank Road leads out to the semi rural villages of Ash Bank, Cellarhead, Wetley Rocks and Kingsley Moor.

## First Floor Flat 1

Entrance hall with stairs and store cupboard

Kitchen : 104 sq ft (9.62 sq m)

Lounge : 125 sq ft (11.59 sq m)

Bedroom : 156 sq ft (14.50 sq m)

Shower room : 57 sq ft (5.30 sq m)

## Ground Floor Flat 2

Entrance Porch

Lounge : 151 sq ft (13.99 sq m)

Kitchen : 121 sq ft (11.21 sq m)

Bedroom : 120 sq ft (11.16 sq m)

Shower room : 52 sq ft (4.86 sq m)

## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Services

All mains services are available subject to any reconnection which may be necessary.

## Rating

Both flats are listed as council tax band - TBC

## Tenure - Freehold

Freehold with vacant possession.

## EPC

Energy Performance Certificate number and rating for 506A (residential) is 62 D

Energy Performance Certificate number and rating for 506B (residential) is 53 E

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

## Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

## Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

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