

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



65 Johnstone Avenue, Werrington, Stoke-On-Trent, ST9 0DY

£220,000

- A Detached Bungalow
- No Chain!
- Kitchen/Diner
- Block Paved Driveway & Detached Garage
- Light Cosmetic Improvement Needed
- Living Room and Conservatory
- Three Bedrooms
- UPVC Double Glazing & Combi Boiler

Positioned on a generous plot in the desirable residential area of Werrington, this well-presented three-bedroom detached dormer bungalow on Johnstone Avenue offers versatile accommodation, ample outdoor space, and excellent potential for a range of buyers.

The layout is thoughtfully arranged, with one double bedroom located on the ground floor, making it ideal for those seeking single-level living options, while two further bedrooms and a WC are situated upstairs. The home offers a flexible footprint, suitable for growing families, downsizers, or anyone looking for adaptable living space.

Outside, the property really stands out. To the front, a large block-paved driveway provides extensive off-road parking, while the sizeable rear garden offers a fantastic outdoor area which provides a platform to become a great area for entertainment or gardening.

Located in a quiet, well-regarded part of Werrington, the property benefits from easy access to local amenities and transport links, while still offering a sense of space and privacy that's often hard to find. The property is also only a short distance away from the highly regarded Moorside High School!

This is a rare opportunity to secure a detached home on a generous plot in a sought-after location. Early viewing is highly recommended and there is no onward chain to slow down your purchase!

For more information call or email us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed entrance door. Fitted carpet. Radiator. Store cupboard. Access to stairs.

LIVING ROOM

14'03" x 10'08" (4.34m x 3.25m)

UPVC double glazed window. Fitted carpet. Radiator. Gas fire.

KITCHEN/DINER

17'5" x 6'3" (5.33m x 1.91m)

UPVC double glazed window. Part vinyl flooring and part fitted carpet. Radiator. A range of base units and wall cupboards with integrated electric oven and gas hob. Extractor fan. Double doors into the...

CONSERVATORY

12'03" x 5'09" (3.73m x 1.75m)

UPVC double glazed window. Door into garden. Vinyl flooring. Radiator.

BATHROOM

6'04" x 5'05" (1.93m x 1.65m)

UPVC double glazed window. Vinyl flooring. Radiator. Tiled walls, White suite comprising of WC, wash basin and bath with electric shower over.

BEDROOM THREE

10'04" x 8'09" (3.15m x 2.67m)

UPVC double glazed doors into the garden. Fitted carpet. Radiator. Store cupboard.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Radiator. Store cupboard containing the gas combi boiler. Access to the loft. Access to WC and wash basin.

BEDROOM ONE

13'08" x 10'04" (4.17m x 3.15m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

10'11" x 8'11" (3.33m x 2.72m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes.

OUTSIDE

To the front of the property is a block paved driveway providing off road parking for multiple vehicles.

There is a crazy paved patio area and lawn to the rear with a variety of shrubs and bushes.

DETACHED GARAGE

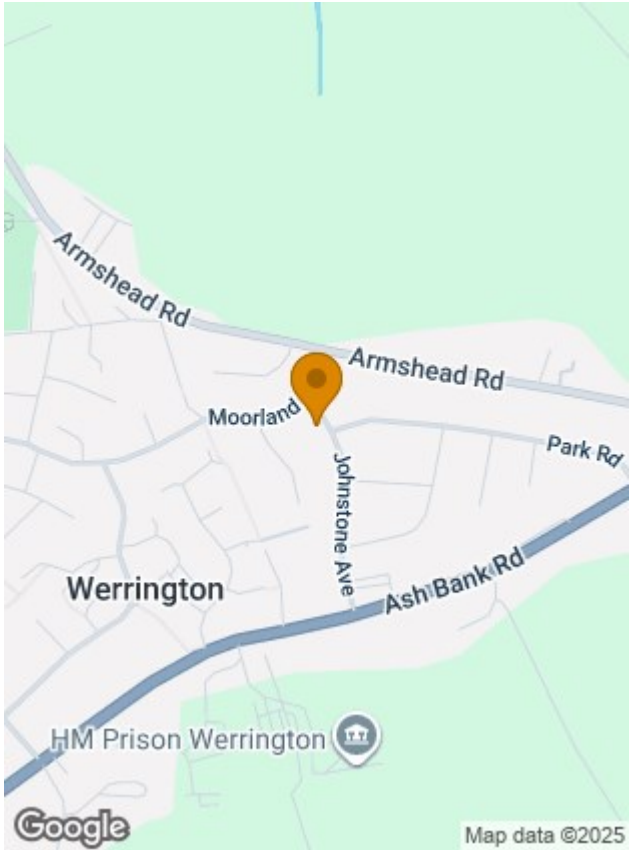
Power and lighting.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

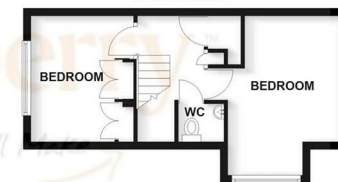
OUTBUILDINGS
APPROX. 168.2 SQ. FEET



GROUND FLOOR
APPROX. 622.0 SQ. FEET



FIRST FLOOR
APPROX. 308.7 SQ. FEET



TOTAL AREA: APPROX. 1099.0 SQ. FEET

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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