



## 44 Clough Lane, Werrington, Stoke-On-Trent, Staffordshire, ST9

Offers In The Region Of £290,000

- Three bedroom detached house
- Dual driveways
- Lots of potential
- Impressive plot
- Double garage
- Open aspect to the rear
- Front, side and rear garden

# 44 Clough Lane, Stoke-On-Trent ST9 0DD

This three bedroom detached property is nestled on a substantial plot, having front, side and rear garden. The property boasts dual driveways, double garage and an open aspect over neighbouring fields to the rear. The property has two reception rooms, useful utility, bathroom to the ground floor, well equipped kitchen and three bedrooms to the first floor.

You're welcomed into the property via the entrance porch, then through to the hallway. The lounge has an open fire, with wood mantle, cast iron/tiled surround. The kitchen has a good range of base and eye level units, 1 1/2 sink, gas cooker point and plumbing for a washing machine. The garden room is located to the rear and provides excellent views of the garden and the bathroom is equipped with a panel bath, pedestal wash hand basin, WC and houses the gas fired boiler.



Council Tax Band: D



### **Entrance Porch**

Radiator, two windows, composite door to the front elevation. - Size : -

### **Entrance Hallway**

Stairs to the first floor, under stairs storage cupboard, tiled floor. - Size : -

### **Lounge**

15'2" x 10'10"

Window to the rear elevation, feature open fireplace with wood mantle with cast iron and tiled surround, tiled hearth, radiator. - Size : - 15' 2" x 10' 10" (4.62m x 3.30m)

### **Kitchen**

10'9" x 9'1"

Range of units to the base and eye level, one and half bowl sink unit with Swan neck mixer tap, gas cooker point, plumbing for washing machine, tiled splashbacks, tiled floor, radiator, window to the side elevation. - Size : - 10' 9" x 9' 1" (3.27m x 2.77m)

### **Breakfast/Garden Room**

8'1" x 10'1"

Window to the rear and side elevation, tiled floor, radiator. - Size : - 8' 1" x 10' 1" (2.46m x 3.07m)

### **Utility**

7'3" x 7'4"

Tiled floor, plumbing for washing machine, space for dryer. - Size : - 7' 3" x 7' 4" (2.21m x 2.23m)

### **Bathroom**

5'9" x 9'2"

Panelled bath with antique style chrome mixer tap with shower attachment, pedestal wash hand basin, WC, fully tiled, radiator, three opaque double glazed windows, wall mounted gas fired central heating boiler. - Size : - 5' 9" x 9' 2" (1.75m x 2.79m)

### **First Floor**

- Size : -

### **Landing**

Double glazed window to the side elevation. - Size : -

### **Bedroom One**

Window to the front and rear elevation, radiator. - Size : -

### **Bedroom Two**

8'11" x 9'1"

Radiator, window to the rear elevation, cupboard housing hot water cylinder. - Size : - 8' 11" x 9' 1" (2.72m x 2.77m)

### **Bedroom Three**

8'1" x 9'2"

Window to the front elevation, radiator. - Size : - 8' 1" x 9' 2" (2.46m x 2.79m)

### **Outside**

To the front is paved driveway via double gates, lawned area, well stocked borders, courtesy lighting, walled and hedged boundaries. To the side is lawned area, additional driveway with access to Garage, patio area. To the rear

is paved patio area, lawned areas, pond, storage shed and greenhouse. - Size : -

### **Garage**

Double up and over doors. - Size : -

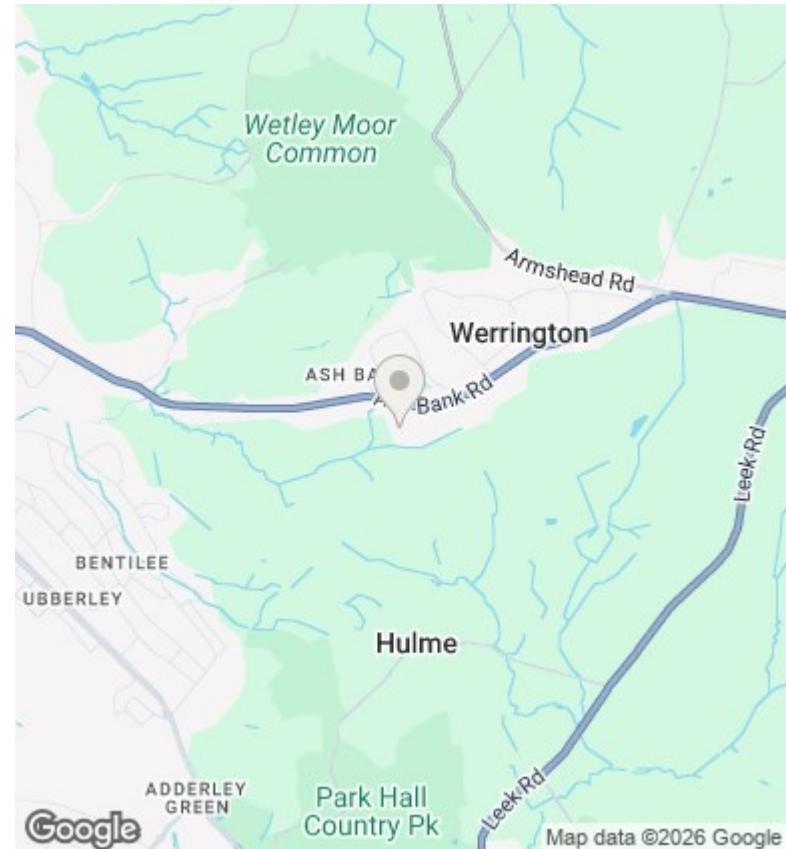






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	46
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC