



9 Wetley Avenue, Werrington, Stoke-On-Trent, ST9 0HY

Offers In The Region Of £180,000

- Offered for sale with no onward chain, making for a smoother purchase process
- Semi-detached property situated in a popular residential location
- Spacious accommodation featuring two double bedrooms
- First floor bathroom serving both bedrooms conveniently
- Dual aspect sitting/dining room, ideal for both everyday living and entertaining guests
- Conservatory with glass roof, providing extra reception space and pleasant views over the garden
- Private driveway offering off-road parking for multiple vehicles
- East-facing rear garden, perfect for enjoying morning sunshine and outdoor relaxation
- Property offers significant scope for modernisation and improvement to suit individual tastes

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Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this semi-detached house on Wetley Avenue, which presents an excellent opportunity for those looking to create their ideal home. With a dual aspect reception room, this property offers ample space for relaxation and entertaining. The two well-proportioned bedrooms provide comfortable living quarters, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is the delightful conservatory, adorned with a glass roof that floods the space with natural light. This additional reception area not only enhances the living experience but also offers lovely views over the garden, making it a perfect spot for enjoying a morning coffee or unwinding after a long day.



Council Tax Band: C



Ground Floor

Porch

6'10" x 2'6"

UPVC double glazed door with side light windows to the frontage, UPVC double glazed windows to each side aspect, tiled floor.

Hall

10'3" x 6'3"

UPVC double glazed door with stained glass window to the frontage, two side light windows, stairs to the first floor, radiator.

Sitting / Dining Room

20'0" x 11'6" max measurement

UPVC double glazed bay window to the frontage, UPVC double glazed French doors with side light windows to the rear, electric fire, wood mantle, marble effect hearth and surround, radiator.

Kitchen

10'3" x 7'5"

UPVC double glazed door to the side aspect, UPVC double glazed French doors to the rear, units to the base and eye level, gas hob, Whirlpool electric fan assisted oven, space and plumbing for a washing machine, stainless steel sink, chrome mixer tap, understairs storage cupboard, tiled floor, tiled walls.

Conservatory

17'2" x 10'9"

UPVC double glazed construction, glass roof, French doors to the rear, tiled floor.

First Floor

Landing

9'2" x 6'2"

UPVC double glazed window to the side aspect, loft hatch.

Bathroom

6'7" x 6'4"

UPVC double glazed window to the side aspect, enamel bath, chrome mixer tap, shower over, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator, shaver point, fully tiled, airing cupboard housing the Ideal combi boiler.

Bedroom One

11'6" x 10'0"

UPVC double glazed window to the frontage, radiator.

Bedroom Two

11'6" x 9'9" max measurement

UPVC double glazed window to the rear, radiator

Store Room / Study

6'3" x 3'9"

UPVC double glazed window to the frontage.

Externally

To the frontage, tarmacadam and paved driveway, wall and fence boundary.

To the rear, fence boundary, two timber aviaries, pond, mature trees and shrubs.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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 illustrative purposes 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

C

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