



6 Southlowe Avenue, Werrington, ST9 0JA

Offers In The Region Of £285,000

- Three bedroom detached house
- Driveway to the front
- Cul de sac location
- Open plan living/dining room
- 16ft garage
- Bathroom with corner shower and corner bath
- Conservatory to the rear
- Enclosed rear garden
- NO CHAIN

6 Southlowe Avenue, Werrington ST9 0JA

Nestled in a peaceful cul-de-sac on Southlowe Avenue in Werrington, Stoke-on-Trent, this charming three-bedroom detached house offers a delightful blend of comfort and convenience.

Upon entering, you are welcomed into a spacious reception room, perfect for relaxing or entertaining guests. The fitted kitchen, complete with a utility room, is both functional and inviting, making meal preparation a pleasure. The addition of a conservatory at the rear enhances the living space, allowing for an abundance of natural light and a lovely view of the enclosed rear garden.

The property boasts three well-proportioned bedrooms, ideal for a growing family or those seeking extra space for guests or a home office. The bathroom is thoughtfully designed, featuring both a corner bath and a corner shower, catering to all your bathing needs.



Council Tax Band: D



Entrance Hallway

Upvc double glazed door and windows to the front, radiator, herringbone parquet floor, stairs to the first floor.

Kitchen

10'9" x 7'4" max measurements

Range of fitted units to the base and eye level, quartz worksurfaces and upstands, inset stainless steel sink and drainer, chrome mixer tap, Upvc double glazed window to the side, four ring Neff gas hob, stainless steel extractor. Neff electric fan assisted oven and grill, inset downlights, Valliant gas fired central heating boiler, integral fridge, understairs storage.

Utility

5'7" x 4'6"

Upvc double glazed door and windows to the side and rear, work surface space, base unit, plumbing for a washing machine, space for freestanding freezer.

Living Room

11'1" x 11'0"

Upvc double glazed window to the front with built in blinds, living flame gas fire, tiled hearth, wood surround, radiator.

Dining Room

10'11" x 9'5"

Radiator, double glazed patio doors into the conservatory.

Conservatory

13'1" x 11'2"

Upvc double glazed windows to the side and rear, Upvc double glazed doors to the rear, light and power.

First Floor

Landing

Upvc double glazed window to the side, loft access, wall light.

Bedroom One

13'3" into bay x 11'1" into wardrobe

Upvc double glazed bay window to the front, radiator, built in wardrobes, overhead storage.

Bedroom Two

10'11" x 9'6"

Upvc double glazed window to the rear, radiator.

Bedroom Three

6'0" x 5'11"

Radiator, Upvc double glazed window to the front.

Bathroom

8'0" x 7'6"

Corner shower cubicle with chrome fitment, corner bath with chrome fitment, vanity wash hand basin storage beneath, built in cistern, chrome heated ladder radiator, partly tiled, Upvc double glazed window to the rear, inset downlights.

Externally

To the front, herringbone block paved driveway, area laid to lawn, access to the garage, hedged boundary.

To the rear area, area laid to lawn, herringbone block paved patio, outside water tap, hedged boundary.

Garage

16'10" x 7'6"

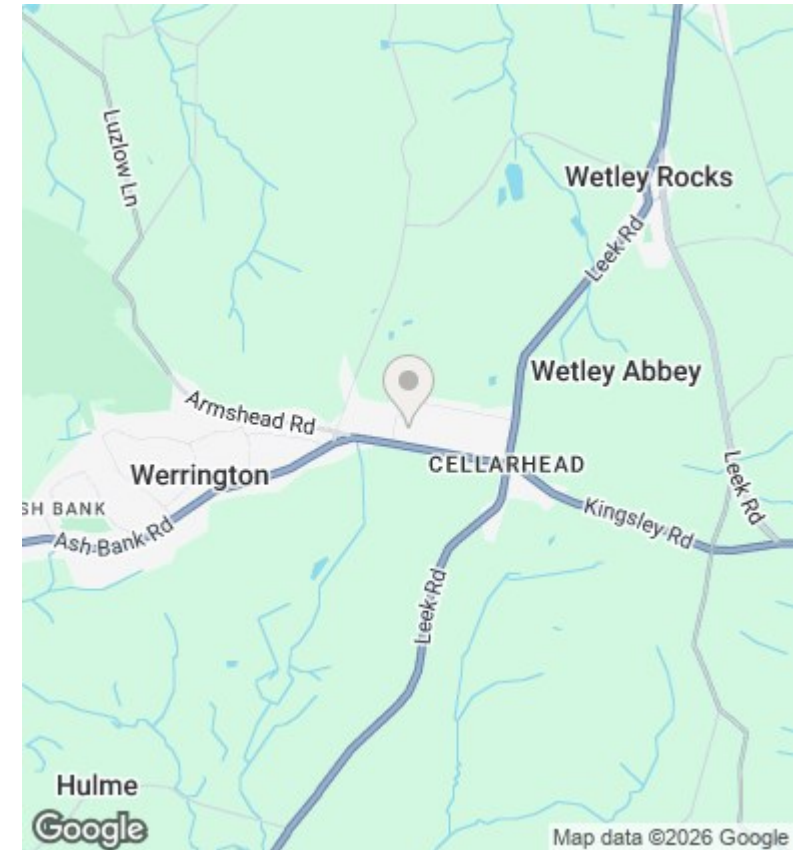
Up and over door, power and light, Upvc double glazed window and door to the rear, Upvc double glazed window to the side.







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

D

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	67	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	