



8 Irvine Road, Werrington, Stoke-On-Trent, ST9 0DR

£950 Per Month

- Two bedroom semi detached property
- Enclosed rear garden
- Off road parking
- Great location

8 Irvine Road, Stoke-On-Trent ST9 0DR

Nestled on the charming Irvine Road in Werrington, Stoke-On-Trent, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an inviting 592 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The property also boasts a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this home is the ample parking space available for up to two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for residents and visitors alike.



Council Tax Band: B



Hallway

UPVC double glazed door to the front elevation.

Living/Dining Room

UPVC double glazed sliding patio door to the rear garden, radiator, staircase to the first floor.

Kitchen

UPVC double glazed window to the front elevation, tiled splashbacks, plumbing for washing machine, space for freestanding fridge/freezer, electric cooker with hob, stainless steel sink unit with mixer tap over and drainer.

First Floor

Landing

Loft access, airing cupboard with immersion heated tank.

Bedroom One

Radiator, UPVC double glazed window to the rear elevation, built in wardrobes.

Bedroom Two

UPVC double glazed window to the front elevation, radiator.

Bathroom

UPVC double glazed window to the front elevation, radiator, tiled splashbacks, pedestal wash hand basin with mixer tap over, extractor fan, panelled bath with electric shower over, lower level WC.

Outside

Tarmacadam driveway to the side for two vehicles, lawned area to the front.

To the rear is patio area, step leading up to lawned area, mature shrubs and trees, fenced boundaries, gated access to the side, wooden shed.



Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	