



13 Kennedy Walk, Werrington, Stoke-On-Trent, ST9 0EW

Offers In Excess Of £195,000

- Two bedroom extended semi detached bungalow
- Large driveway to the front/side
- Fitted kitchen
- Cul de sac location
- Garage
- Loft room
- Wet room

13 Kennedy Walk, Stoke-On-Trent ST9 0EW

Nestled in the tranquil cul-de-sac of Kennedy Walk, Werrington, this charming two-bedroom semi-detached bungalow offers a delightful blend of comfort and convenience. The property has been thoughtfully extended to the rear, providing ample living space, including a generous 20ft living room that invites relaxation and social gatherings.

As you approach the bungalow, you will be greeted by a large driveway, ensuring plenty of parking for you and your guests. The property also features a garage/workshop equipped with power and light, perfect for those who enjoy DIY projects or require additional storage space. A convenient carport further enhances the practicality of this lovely home.



Council Tax Band: B



Hallway

Upvc double glazed door to the front, access to the loft room, cupboard, radiator.

Wet Room

6'4" x 5'4"

Electric shower, wall mounted basin, low level WC, chrome heated ladder radiator, fully tiled, Upvc double glazed window to the front, electric heater.

Kitchen

15'1" x 6'8"

Range of fitted units to the base and eye level, stainless steel sink with drainer, chrome mixer tap, wall mounted glow worm boiler, partly tiled, radiator, space for a washing machine, space for a dryer, space for a free standing fridge/freezer, space for a dining table and chairs, gas cooker point..

Living Room

20'9" x 10'0"

Wall mounted lights, Upvc double glazed window to rear, radiator, dado rail, feature fireplace.

Bedroom One

12'7" x 10'1"

Built in wardrobes, radiator, Upvc double glazed window to the front.

Bedroom Two

13'10" reducing to 11'2" x 10'0"

Radiator, Upvc double glazed window to the rear.

Loft Room

20'1" x 12'2"

Accessed via a loft ladder, two Velux style windows to the rear with built in blinds, eaves storage, radiator and light.

Externally

To the front/side, tarmacadam driveway, fenced boundary, electric power point, outside tap, carport, access to garage. Rear garden, patio, raised Indian stone patio, walled/ fenced boundary, well stocked borders.

Garage

9'0" x 19'6"

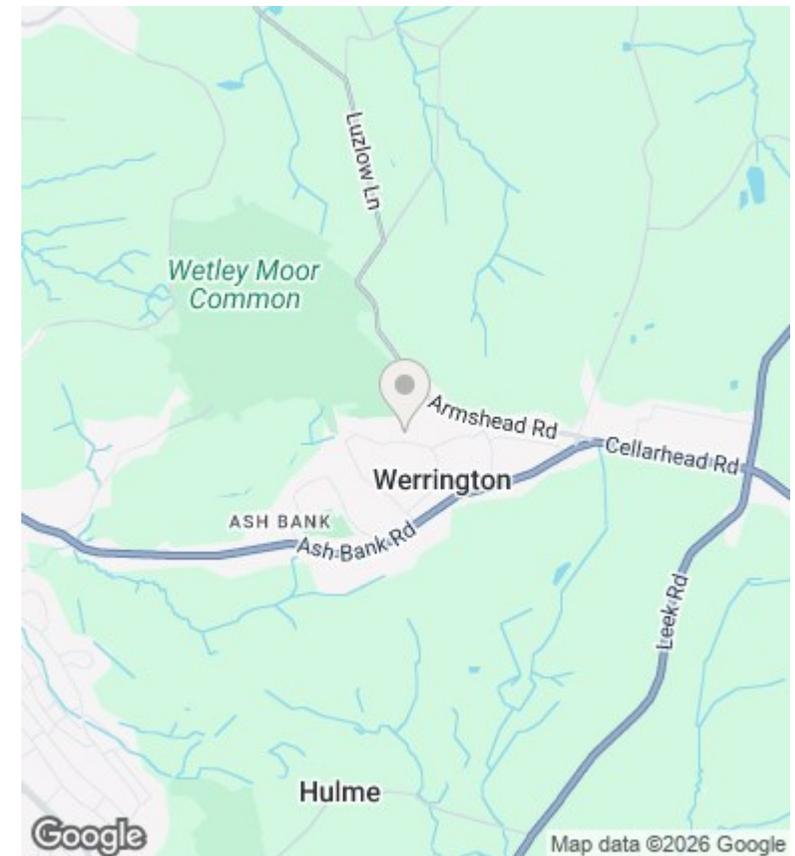
Upvc double glazed window to the rear/side, light and power, double doors to the front.







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

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	