



26 Withystakes Road, Werrington, Stoke-On-Trent, ST9 0JD

Offers In Excess Of £250,000

- Spacious three-bedroom semi-detached family home situated within a quiet and highly regarded residential area
- Occupying a substantial plot with generous gardens to both the front and rear elevations
- Attractive west-facing rear garden enjoying plenty of afternoon and evening sunshine
- Well-appointed breakfast kitchen featuring granite worktops and a peninsula breakfast bar ideal for casual dining and entertaining
- Bright and spacious dual-aspect sitting/dining room providing an abundance of natural light throughout the day
- Detached garage offering excellent storage, workshop potential or secure parking
- Enclosed carport providing additional covered parking and added practicality
- Well-balanced accommodation ideally suited to families, first-time buyers or those looking to upsize
- Ample outdoor space with excellent potential for landscaping, entertaining or family enjoyment

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Whittaker & Biggs would like to welcome you to this semi-detached house that is perfect for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room offers a warm welcome, ideal for entertaining guests or enjoying quiet evenings at home.

The heart of the home is undoubtedly the modern kitchen, which features elegant granite worktops and a convenient peninsula breakfast bar, making it a wonderful space for culinary creativity and casual dining. The dual-aspect sitting and dining room allows natural light to flood the space, creating a bright and airy atmosphere that enhances the overall appeal of the home.



Council Tax Band: C



Ground Floor

Hall

14'11" x 6'5"

Composite double glazed door with transom window and side light windows to the frontage, stairs to the first floor, tiled floor, radiator.

Sitting / Dining Room

22'3" x 12'11" max measurement

UPVC double glazed window to the frontage, UPVC double glazed patio doors to the rear, gas fire, marble hearth and surround, radiator.

Breakfast Kitchen

11'1" x 9'4"

UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, units to the base and eye level, granite worktop with peninsula breakfast bar, ceramic sink and drainer, chrome mixer tap, Lamona ceramic hob, extractor hood, Lamona electric fan assisted oven, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a freestanding fridge freezer, inset ceiling spotlights, cupboard housing the Main combi boiler, understairs storage cupboard, radiator.

Conservatory

9'9" x 9'3"

UPVC double glazed construction, tiled floor, patio doors to the side aspect.

Car Port

22'3" x 7'10"

Metal up-and-over doors to the frontage and rear, power and light.

First Floor

Landing

8'10" x 6'1"

UPVC double glazed window to the side aspect, airing cupboard, radiator.

Bathroom

8'9" x 5'4"

UPVC double glazed window to the rear, L-shaped bath, chrome mixer tap, shower over, chrome fittings, glass shower panel, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, fully aqua boarded, inset ceiling spotlights, extractor fan.

Bedroom One

11'7" x 10'9"

UPVC double glazed window to the rear, radiator.

Bedroom Two

10'3" x 10'9"

UPVC double glazed window to the frontage, radiator.

Bedroom Three

8'10" x 7'2"

UPVC double glazed window to the frontage, radiator, loft hatch.

Loft

Part boarded, pull-down-ladder, light.

Externally

To the frontage, tarmacadam driveway, area laid to lawn, wall and wrought iron railing boundary, mature trees and shrubs, fully enclosed carport. To the rear, detached garage, area laid to lawn, fence and hedge boundary, raised decked area, glass greenhouse, well stocked borders, (summer house NOT included).

Garage

Detached, brick construction, metal up-and-over door, power and light.

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.





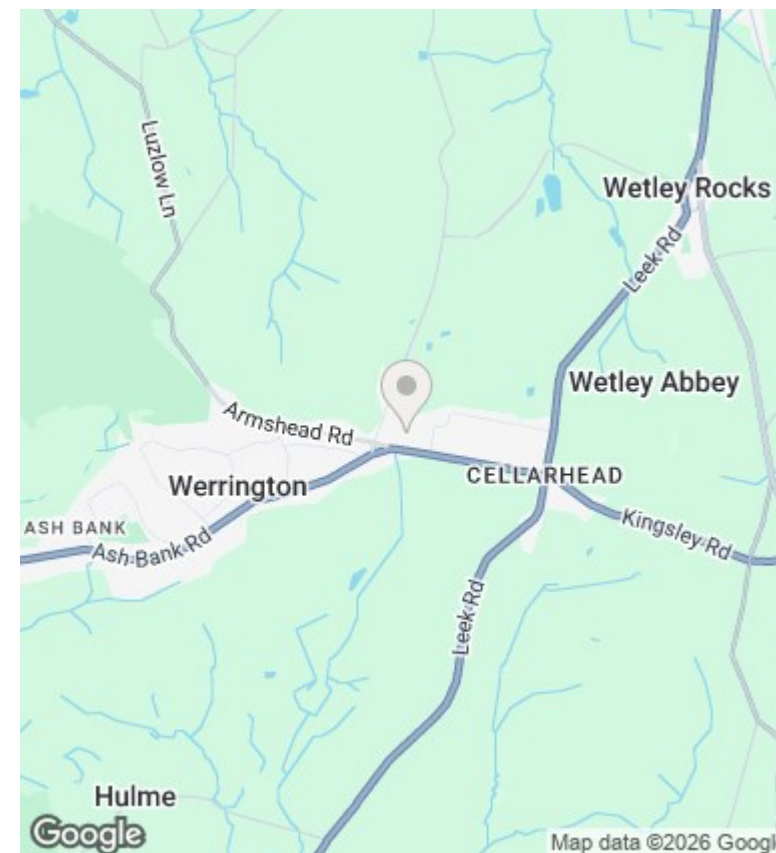


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Photo Editing Disclaimer:

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Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC