



278 Werrington Road

Bucknall, Stoke-On-Trent, ST2 9AU

All aboard!!! The anchor is raised and we are about to set sail! The coordinates are set and we are heading to WERRINGTON ROAD, in the hope of finding a delightful mid terraced! Well my voyagers you will be happy with what you find with this spacious mid terraced property in the popular area of Bucknall. The accommodation on offer comprises a large lounge, seperate dining room and fitted kitchen to the ground floor. To the first floor you will find two bedrooms and a huge family bathroom. Externally the property is forecourted to the front and the rear is laid with paving with a rear access gate leading to a second garden area laid with bark and well established flower borders. The property also benefits from a detached garage to the rear. Located in the area of Werrington, close to amenities, schooling and excellent commuter links. The sails are up, ALL ABOARD were on route to WERRINGTON ROAD! Call today to book a viewing and avoid disappointment.

£100,000

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- BEAUTIFULLY MAINTAINED MID TERRACED PROPERTY
- TWO BEDROOMS
- DETACHED GARAGE
- TWO RECEPTION ROOMS
- FIRST FLOOR FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES
- FITTED KITCHEN
- COURTYARD TO THE REAR AND A BARKED REAR GARDEN

GROUND FLOOR

Dining Room

10'4" x 10'0" (3.16 x 3.05)

The property has entrance door to the front aspect, coupled with a double glazed window. Fitted alcove shelving and storage cupboards. Radiator.

Lounge

14'4" x 11'3" (4.38 x 3.45)

A double glazed window overlooks the rear aspect. Fireplace housing gas fire. Access door leading to cellar storage. Television point and radiator.

Kitchen

11'10" x 5'10" (3.61 x 1.80)

A double glazed window overlooks the side aspect coupled with a double glazed access door to the side. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating

work surface areas and partly tiled walls. Gas cooker point and space and plumbing for fridge/freezer and washing machine. Radiator.

FIRST FLOOR

First Floor Landing

Radiator.

Bedroom One

11'1" x 10'5" (3.40 x 3.20)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

11'2" x 8'1" (3.41 x 2.48)

A double glazed window overlooks the rear aspect. Storage cupboard with loft access hatch.

Bathroom

11'9" x 5'8" (3.59 x 1.75)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand

basin. Fully tiled walls and airing cupboard housing central heating boiler. Vertical height towel radiator.

EXTERIOR

To the rear you will firstly find an enclosed courtyard with two brick built storage sheds and access gate leads to the main garden where you will find a barked seating area framed with a flower bed border and access to the garage at the rear.

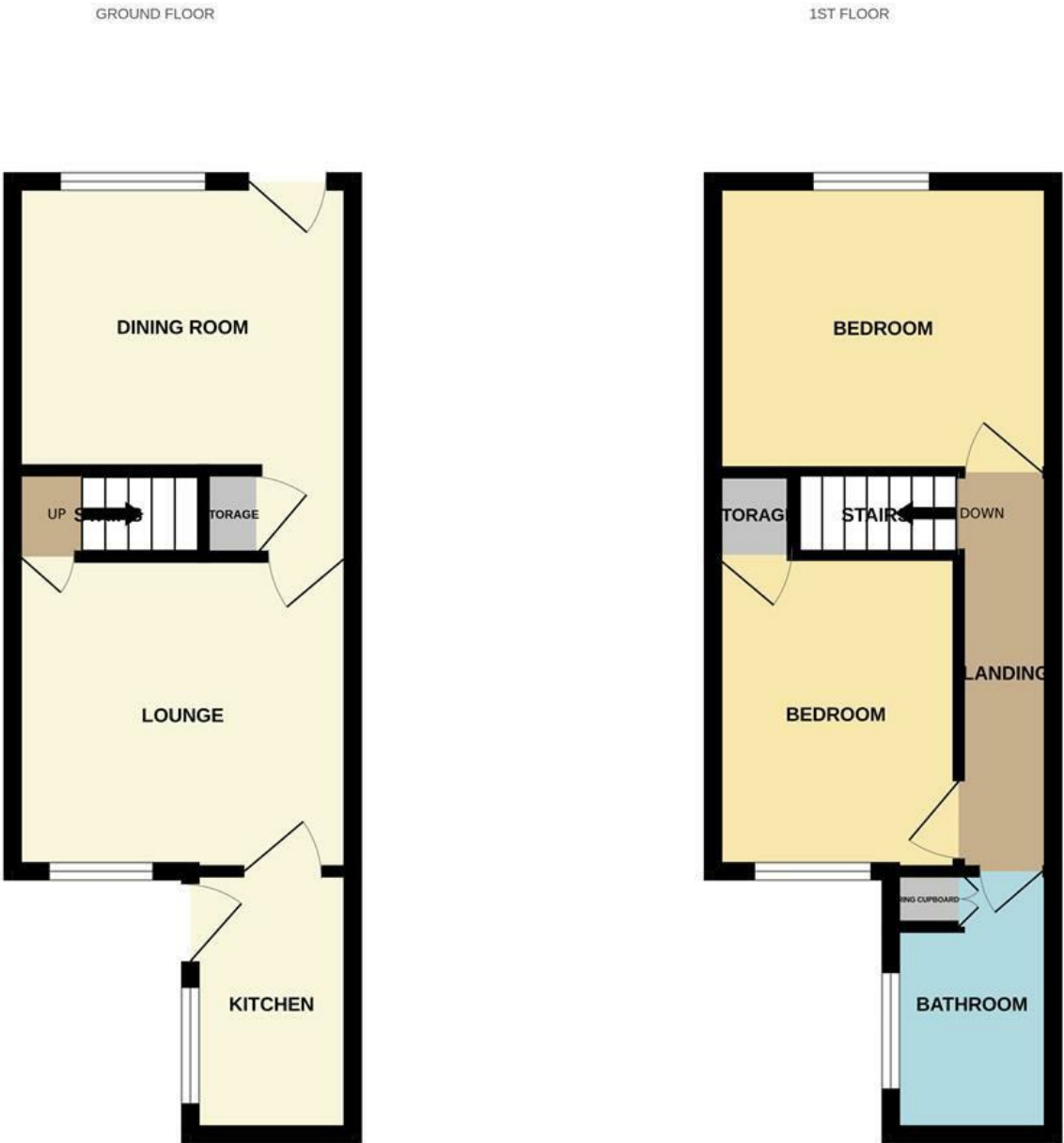
Garage

16'4" x 6'6" (5.00 x 2.00)

Up and over door with window to side, perfect for off road parking.



Floor Plan



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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