



3 Wilton Avenue, Stoke-On-Trent, ST9 0HZ

Offers in the region of £230,000

CALL US TO ARRANGE A VIEWINGS 9AM TO 9PM 7 DAYS A WEEK!

"A home is more than a house. It's a history, a legacy, and a sanctuary of the heart." ~ James Patterson

Beautifully decorated and surprisingly spacious, this stylish semi-detached home offers generous living areas, a handy utility and downstairs WC, plus two double bedrooms and a third ideal as a nursery or home office. With off-road parking for two and a large, private rear garden, it's the perfect place to settle in.

Denise White Estate Agents Comments

Nestled on a quiet cul-de-sac in the popular village of Werrington, we have for sale this Beautifully Presented Semi Detached House. Located within easy reach of local shops and amenities, highly regarded schools, and a stones throw from some of Staffordshire Moorlands most beautiful countryside.

A light and airy Entrance Hall welcomes you to the property and leads through to a sizeable Lounge, which has been extended to the rear to create a spacious Dining Area. Positioned to the rear of the property you will find a practical Kitchen which sits alongside a useful Utility Room and Downstairs WC.

To the First Floor there are Two Double Bedrooms and a Box Room which would be ideal for use as a Dressing Room, Home Office or Nursery. Alongside the Bedrooms there is a Modern Family Bathroom.

The property sits in an excellent sized plot, with Off Road Parking for Two Vehicles to the front and a fabulous Private and Enclosed Garden to the rear.

This property would make an ideal starter home, as well as catering for young families and couples alike.

Location

Werrington is a village in the Staffordshire Moorlands district of Staffordshire, ideally located within easy travelling distances to the road networks of the A50, A500 and M6 and about 5 miles (8 km) east of Stoke-on-Trent city centre. The quaint market towns of Leek and Cheadle are also within easy reach. The property is located on a most popular and highly regarded residential area close to the local amenities the village offers and local schools.

If it is the local countryside you want to see then you don't need to go far, with open fields and stunning scenery within a short walk of the property.

Entrance Hall



uPVC windows to the front aspect, radiators, laminated flooring, stairs leading off to the first floor accommodation, coving to the ceiling, ceiling light. Access to the lounge and kitchen.

Kitchen

9'04 x 7'05 (2.84m x 2.26m)



Fitted with a modern range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated gas hob with extractor hood over, single electric oven, microwave and fridge freezer. Part tiled walls, tiled flooring, inset spotlights to the ceiling, uPVC double glazed window to the rear aspect, opening into:-

Utility

8'11 x 5'06 (2.72m x 1.68m)



Fitted with a base unit with work surfaces over. Integrated wine cooler. Wall mounted heated towel rail. Plumbing for automatic washing machine. uPVC double glazed window to the rear aspect. Ceiling light. uPVC door leading to the rear garden. Door leading into:-

Downstairs WC

5'05 x 4'04 (1.65m x 1.32m)



Fitted with a low level W.C. and pedestal wash hand basin. Wall mounted heated towel rail. Tiled flooring. uPVC double glazed window to the front aspect. Ceiling light.

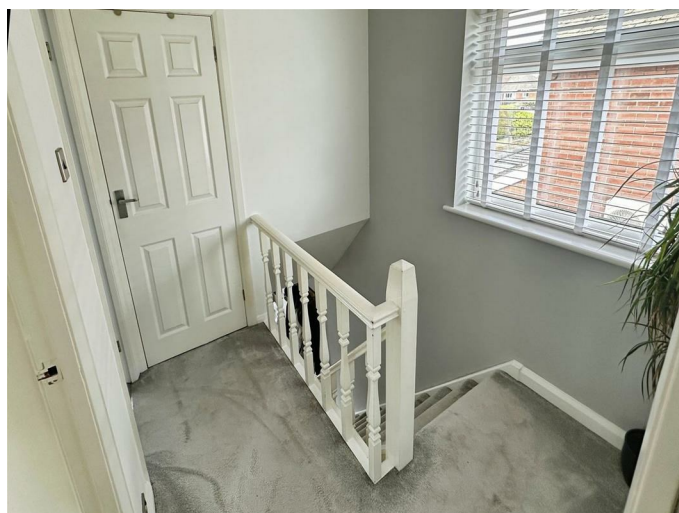
Lounge Dining Room

20'10 9 (max) x 10'04 (max) overall measurement
(6.35m 2.74m (max) x 3.15m (max) overall
measureme)



Laminate flooring. Radiator. uPVC windows to the front and rear aspects. Coal effect gas fire with a granite hearth and inset and wooden surround. Three ceiling lights.

First Floor Landing



Carpet. uPVC window to the side aspect. Ceiling light. Doors leading into:-

Bedroom One

10'01 x 11'09 (3.07m x 3.58m)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Two

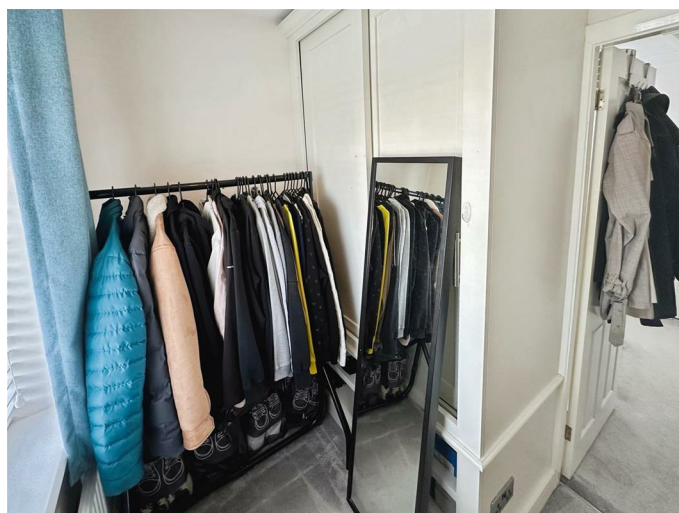
11'10 x 9'09 (3.61m x 2.97m)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Box Room/Nursery

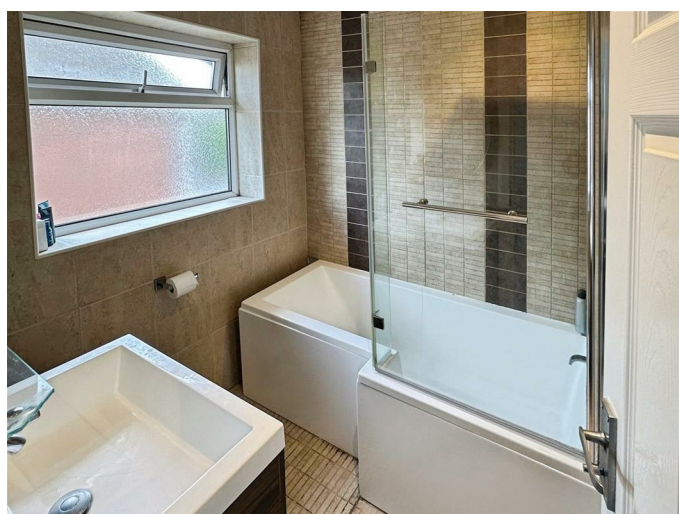
6'04 x 5'06 (1.93m x 1.68m)



Built in cupboard with sliding doors offering clothes hanging space and shelving. Fitted carpet. Loft access. Ceiling light.

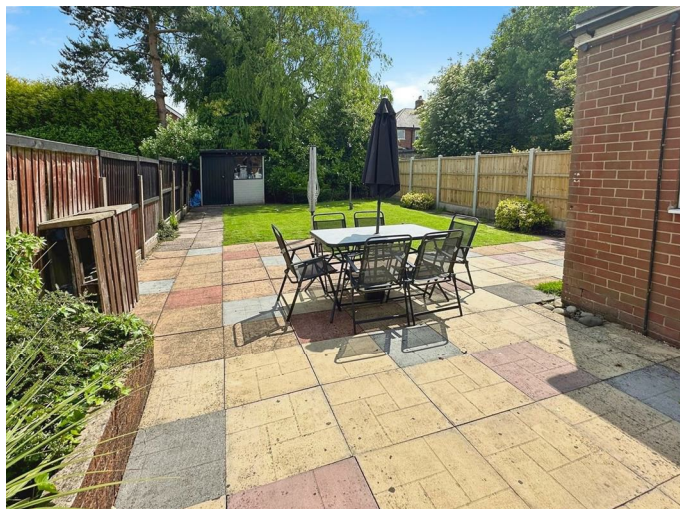
Bathroom

6'05 x 6'03 (1.96m x 1.91m)



Fitted with a modern bathroom suite comprising of a bath with drencher shower head over, low level W.C. and wall mounted vanity wash hand basin. Heated towel rail. Fully tiled walls. uPVC double glazed window to the side aspect. Inset spotlights.

Outside



There is a block paved driveway to the front providing off road parking for Two Vehicles. The garden to the rear is a good size with patio seating area, lawn with flower and shrub borders, fencing, gated access and a useful garden shed.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan

