



40 Moorside Road, Stoke-On-Trent, ST9 0JE

Guide price £325,000

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

GUIDE PRICE £325,000 TO £350,000

"Stylish. Spacious. Exceptional."

This stunning extended semi-detached home in the village of Werrington has been upgraded to an ultra-modern standard throughout. Offering spacious, versatile accommodation well suited to modern

Denise White Estate Agents Comments

Positioned in a highly regarded residential area in the village of Werrington, we are pleased to offer for sale this Immaculately presented semi detached family home, which has been extended and updated to an outstanding standard. Offering ultra-modern living across three beautifully appointed floors. Blending stylish design with practical family living, this is a home of rare quality and comfort.

Step inside to a welcoming entrance hall that sets the tone for the contemporary interiors throughout, with high gloss white tiled flooring and a staircase with oak and glass balustrades which leads on to the First Floor. Positioned to the front aspect, the Lounge provides a cosy retreat with a log-burning stove, and a separate Dining Room sits adjacent to the Lounge providing an excellent space for family meals and entertaining. Spanning the rear of the property you will find a show-stopping open-plan living kitchen which is a true centrepiece—sleek, spacious and designed for modern family life. Off of the Kitchen there is a useful understairs storage cupboard and a practical utility/WC which adds everyday convenience.

To the first floor are Four Well-Proportioned Bedrooms and a Luxurious Family Bathroom, all finished to an impeccable standard. Stairs lead from the Landing to the Second Floor where you will find a fabulous Dressing Room, which could also be utilized as a Fifth Bedroom, together with an impressive Ensuite Bathroom, completed with a freestanding, double ended, roll top bath.

Outside, a driveway provides off-road parking for up to three vehicles, while the private rear garden has been landscaped for low maintenance and offers a tranquil, secluded feel rarely found in such a convenient location.

Conveniently located, the property enjoys easy access to a wide range of local amenities including excellent schools, shops, pubs, doctors' surgeries, a library, village hall and church. Surrounded by the natural beauty of the Staffordshire Moorlands,

there are countless scenic walks right on the doorstep, and the market towns of Leek and Cheadle, along with Stoke-on-Trent city centre, are all within easy reach.

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

6'3" x 16'4" (1.93 x 4.99)

Composite entrance door to the front aspect. High gloss white tiled flooring. Radiator. Stairs leading to the first floor. Ceiling spotlights. Opening to the Living Kitchen. Door leading into:-

Lounge

18'1" x 13'0" (5.52 x 3.97)

Black herringbone style laminate flooring. Radiator. Log burning stove set on a tiled hearth with tiled inset. uPVC window to the front aspect. Ceiling spotlights.

Living Kitchen

29'0" x 17'3" maximum overall (8.86 x 5.27 maximum overall)

Fitted with an extensive range of units with granite work surfaces over incorporating an inset one and a half bowl sink and drainer unit with mixer tap. Integrated four induction hob with extractor over, double electric oven, microwave, dishwasher and wine fridge. Space for American style fridge freezer. High gloss white tiled flooring. Radiator. Wall mounted upright radiator. uPVC window to the rear aspect. uPVC bifold doors leading to the rear garden. Four roof lights. Three ceiling lights and spotlights. Understairs storage cupboard off. Doors leading into:-

Utility Room/WC

9'1" x 6'2" (2.79 x 1.88)

Fitted with wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. High gloss white tiled flooring. Radiator. Plumbing for automatic washing machine. Space for condensing tumble dryer. Low-level WC. Ceiling spotlights.

Dining Room

19'3" x 9'3" (5.87 x 2.84)

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

First Floor Landing

Oak and glass balustrades. Carpet. Two radiators. uPVC window to the front aspect. Stairs leading to the second floor. Ceiling spotlights. Doors leading into: –

Bedroom One

12'10" x 10'1" (3.93 x 3.09)

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

Bedroom Two

12'9" x 11'6" (3.91 x 3.52)

Carpet. Radiator. Fitted with an extensive range of built-in storage with hanging rails, drawers and shelving. Ceiling spotlights. uPVC window to the rear aspect.

Bedroom Three

11'4" x 9'3" (3.47 x 2.83)

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

Bedroom Four

9'4" x 9'3" (2.85 x 2.84)

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

Bathroom

10'8" x 5'6" (3.26 x 1.70)

Fitted with a suite comprising of double ended bath, vanity unit housing a countertop sink with mixer tap, corner shower cubicle with rainfall showerhead and low-level WC. Tiled flooring with

underfloor heating. Part tiled walls. Obscured uPVC window to the rear aspect. Ceiling spotlights.

Second Floor

Dressing Room/Bedroom Five

10'7" extending to 19'3" x 13'11" (3.24 extending to 5.88 x 4.25)

Carpet. Radiator. Fitted with an extensive range of built-in wardrobes, drawers and shelving. uPVC window to the rear aspect. Ceiling spotlights. Loft storage space off. Door leading into:-

Ensuite Bathroom

8'4" x 8'2" (2.55 x 2.50)

Fitted with a luxurious suite comprising of double ended roll top slipper bath with freestanding shower mixer tap, vanity unit housing twin countertop wash hand basins with mixer taps, low-level WC and walk-in shower with rainfall showerhead. Tiled flooring with underfloor heating. Obscured uPVC window to the rear aspect. Ceiling spotlights. Wall mounted heated towel rail.

Outside

To the front of the property there is a tarmac driveway which provides off road parking for up to three vehicles. To the rear of the property there is a private and enclosed garden which has been landscaped to provide a secure and low maintenance space, ideal for children and pets to play safely and for entertaining family and friends in the warmer summer months.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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.

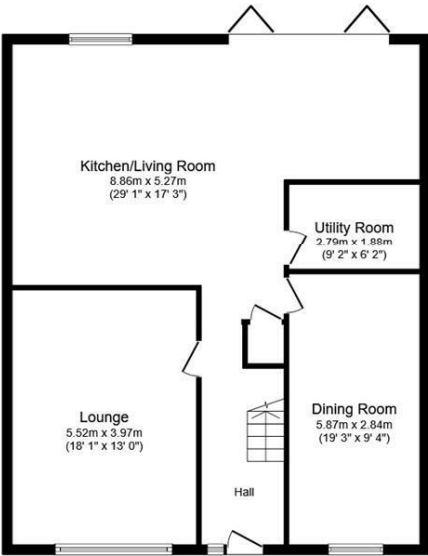
You Need A Solicitor!

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.

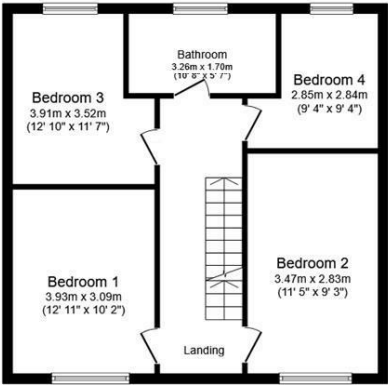
Do You Need A Mortgage?

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

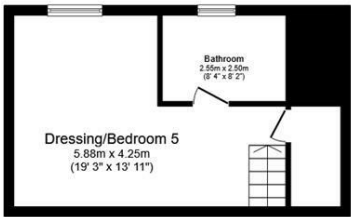
Floor Plan



Ground Floor
Floor area 96.3 sq.m. (1,036 sq.ft.)



First Floor
Floor area 62.3 sq.m. (670 sq.ft.)



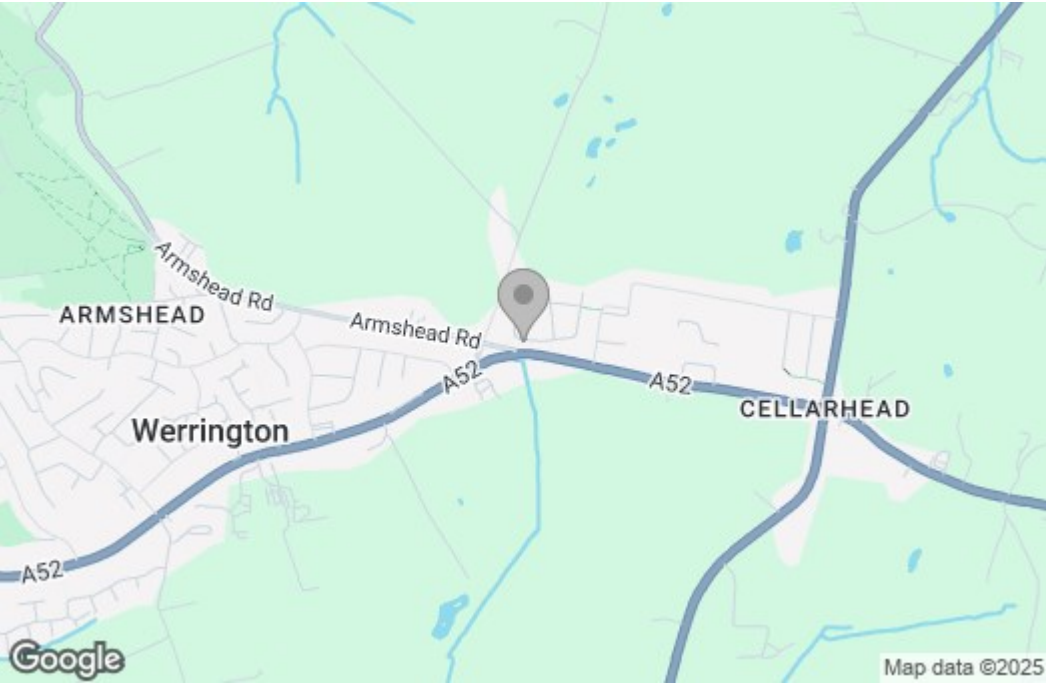
Second Floor
Floor area 29.4 sq.m. (317 sq.ft.)

Total floor area: 187.9 sq.m. (2,023 sq.ft.)

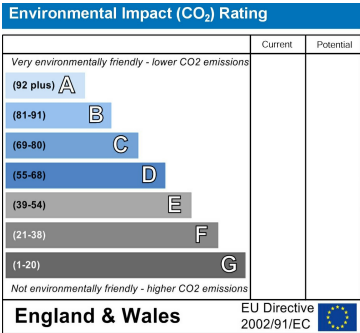
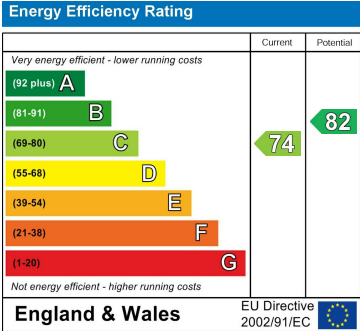
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.