



Offers In The Region Of £270,000

2 Bedroom Semi-Detached Bungalow for sale
73 Cellarhead Road, Werrington, Stoke-on-Trent



EweMove
SALES AND LETTINGS



Overview

Ewemove are delighted to offer this 2 bedroom property which offers a lot of potential for the more discerning buyer.....



Key Features

- NO ONWARD CHAIN
- Two Double Bedrooms
- Extensive Plot
- Expansion Opportunities into the Loft Space
- Large Double Length Detached Garage
- South facing Garden







Occupying a plot extending to almost 0.25 acres this property is offered with no onward chain and would suit a wide range of buyers.

The property itself is a well-balanced, 2 bed semi-detached bungalow with two double bedrooms, lounge, kitchen and bathroom. There is an opportunity here though to expand the living space by going up into the roof space. The roof has been constructed using Attic Trusses which makes this a useable space and possible conversion into a third bedroom.

Outside the home is set well back from the main road and the driveway has a sensible turning area so no awkwardness having to reverse out onto Cellarhead Road. The showcase though is the rear garden, vast and extensive it is a peaceful retreat bounded by mature hedgerow making it a secure and private space to enjoy. The South facing aspect also ensure you capture the very best of the Summer sun.

Lounge

19' 2" x 12' 3" (5.85m x 3.75m)

(Max Dimensions) A nice sized lounge at the rear of the property with French doors opening up to the patio beyond. A feature box bay window allows lots of natural light to flood the room accentuated by it's southerly aspect. There is also a living flame gas fire as the focal point of the room.

Kitchen

13' 5" x 6' 6" (4.10m x 2.00m)

Another light space thanks to the dual aspect windows. There is space in here for under-counter fridge and freezer, washing machine and cooker all supplemented with base and wall storage units.

Bathroom

9' 10" x 4' 11" (3.00m x 1.50m)

Fully tiled floor to ceiling, with three piece suite of bath with electric shower over, wash basin, and toilet.

Bedroom 1

12' 3" x 11' 11" (3.75m x 3.65m)

Large double room looking over the front of the property with fitted storage solutions.

Bedroom 2

11' 11" x 10' 0" (3.65m x 3.05m)

Double room again with fitted storage solutions and supplemented with an integrated storage cupboard

Loft

26' 2" x 22' 3" (8.00m x 6.80m)

(Approx Dimensions - not including restricted head-height)

Extending to the full footprint of the property, and constructed with attic trusses, this space is prime for conversion into another bedroom.

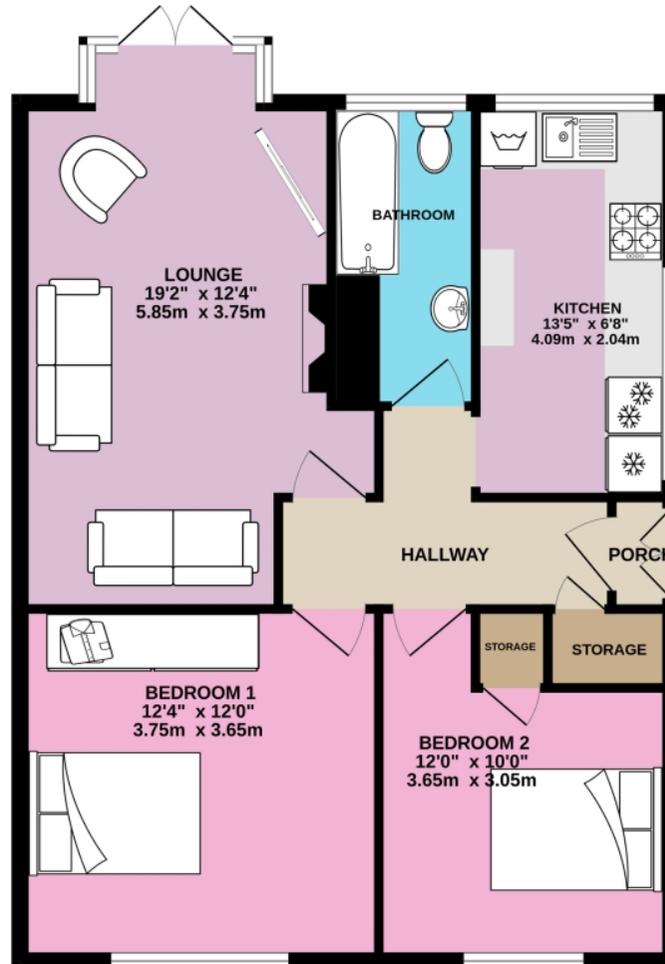
Garage

32' 9" x 9' 10" (10.00m x 3.00m)

Double length, detached, modular garage with power and lighting

Floorplans

GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.

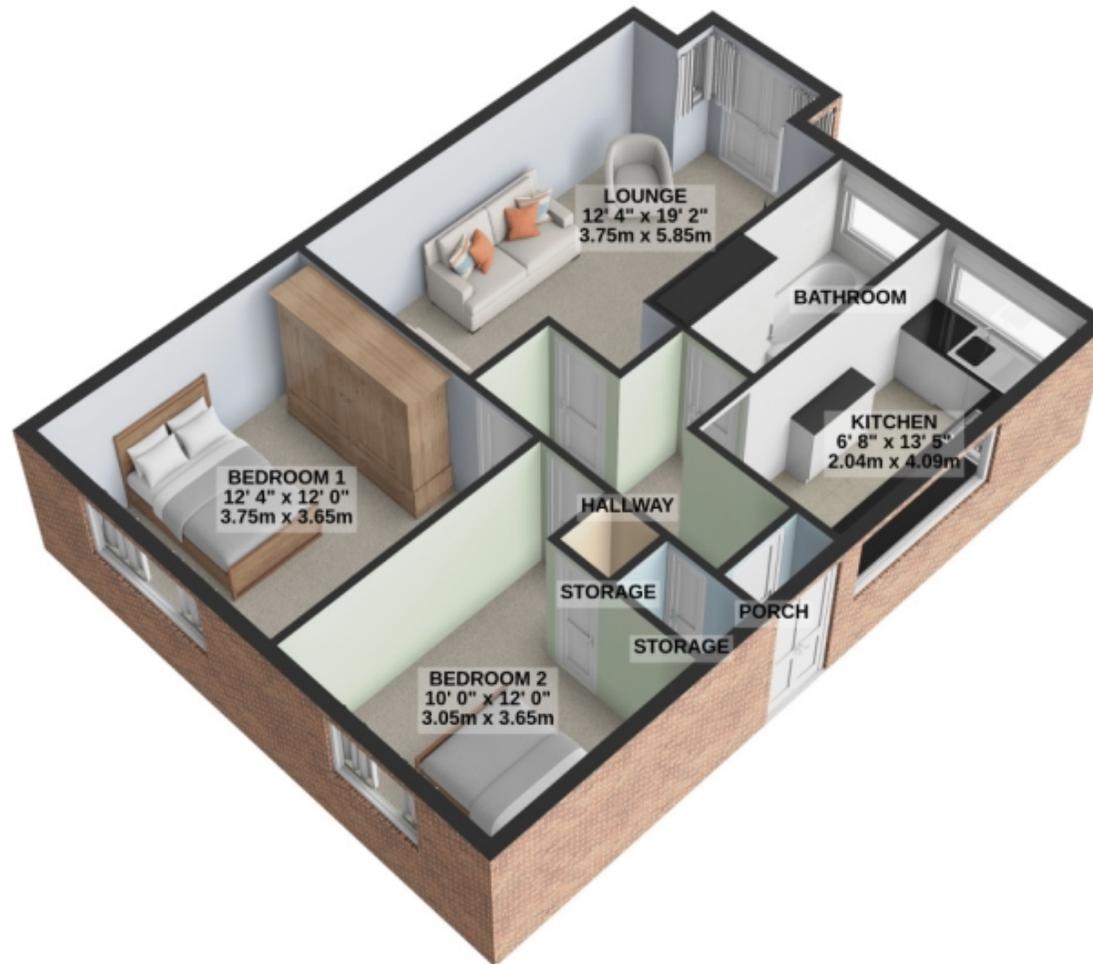


TOTAL FLOOR AREA : 654 sq.ft. (60.7 sq.m.) approx.

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 purchasers. 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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Floorplans

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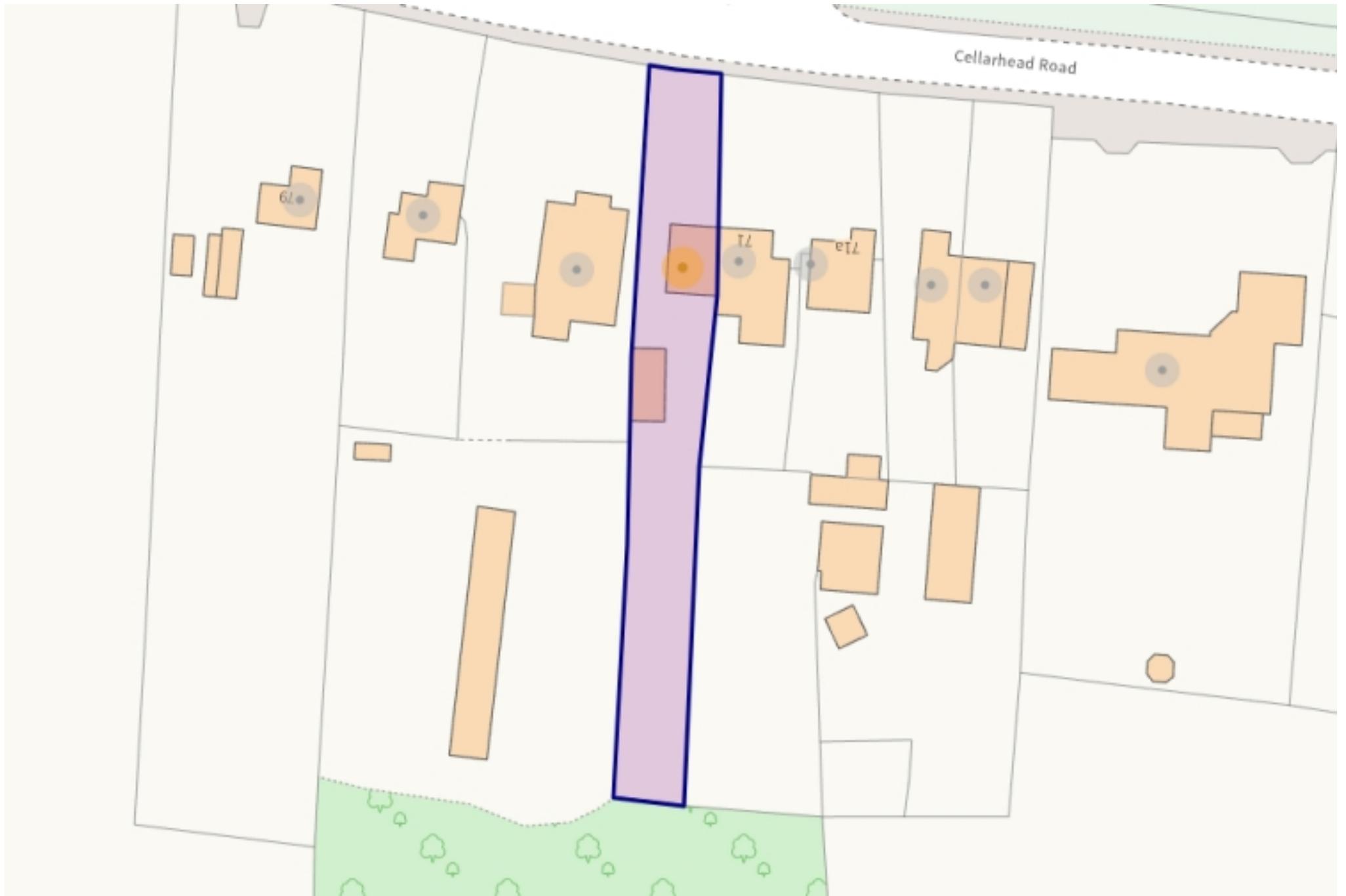


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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Floorplans



EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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