



**16 Cellarhead Road, Stoke-On-Trent, ST9 0HW**

**Asking price £255,000**

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

"A house must be made, not bought" ~ Joyce Maynard

A three-bedroom semi-detached home on Cellarhead Road in Werrington, ideally located close to Moorside School. Offering flexible living space including two reception rooms, a study and a large conservatory, the property is well suited to family life.

### Denise White Agent Comments

Situated on Cellarhead Road in Werrington and conveniently located close to Moorside High School, this three-bedroom semi-detached property offers a well-proportioned home with plenty of potential for a buyer looking to add their own touch.

Upon entering, you are welcomed via an entrance porch leading into a small hallway, providing access to both the main lounge and a versatile study. The study is ideal for use as a home office, playroom or snug, offering flexibility to suit a range of needs. The lounge itself features a bay window to the front aspect and a log burner, creating a comfortable central living space.

The layout continues in an open-plan style into a secondary sitting room, which could serve as an extended lounge or additional family area. From here, sliding doors provide direct access to the rear garden. An inner hall leads through to the kitchen and a convenient downstairs WC. The kitchen opens through to a generously sized conservatory, currently utilised as a dining area and additional kitchen space, completing the ground floor accommodation.

To the first floor, there are three bedrooms, including two well-sized doubles. The principal bedroom overlooks the front aspect, while the third bedroom offers a practical single room suitable as a nursery, office or dressing room. A family bathroom serves all bedrooms.

Externally, the property benefits from a large rear garden, offering excellent outdoor space, along with a generous driveway to the front and a small lawned area.

The property is in a liveable condition and ready for immediate occupation, though it would benefit from modernisation and finishing works throughout. It presents a great opportunity for buyers looking to put their own stamp on a home in a well-regarded residential area, particularly appealing to families given its proximity to local schools and amenities.

### 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 Porch

4'8" x 4'7" (1.43 x 1.41)

Tiled flooring. Ceiling light.

### Entrance Hall

Wooden design flooring. Radiator. Stair access leading to 1st floor accommodation. Ceiling light. Doors leading into: –

### Study

15'11" x 8'0" (4.86 x 2.46)



Carpet. Radiator. uPVC window to the front aspect. Inset Spotlights.

## Lounge

16'2" x 11'9" (4.93 x 3.60)



Wooden design flooring. Radiator. Multi fuel burner. uPVC bay window to the front aspect. Wall lights. Open Plan access leading into: –

## Sitting Room

11'10" x 10'11" (3.62 x 3.33)



Wooden design flooring. Radiator. Access to storage cupboard. uPVC sliding doors leading to outside. Door leading into :-

## Inner Hall



Tiled flooring. Radiator. Access to WC.

## WC

4'7" x 2'7" (1.41 x 0.80)



Tiled flooring. Vanity style wash handbasin. WC. Ceiling light.

## Kitchen

9'4" x 8'0" (2.85 x 2.44)



Fitted with a range of wall and base units, integrated dishwasher, integrated oven, gas hob, stainless steel double sink unit, plumbing for washing machine. Tiled flooring. uPVC window to the side aspect. Ceiling light.

## Conservatory

14'11" x 11'3" (4.55 x 3.43)



Tiled flooring. Range of wall and base units. Space for fridge freezer. Radiator. uPVC windows to the side and rear aspects. Double doors leading to outside. Ceiling light.

## First floor landing



Carpet. uPVC window to the side aspect. Wall light. Loft access. Doors leading into: –

## Bedroom One

16'6" x 9'4" (5.04 x 2.85)



Carpet. Radiator. uPVC bay window to the front aspect. Ceiling lights.

### Bedroom Two

10'10" x 8'9" (3.32 x 2.69)



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

### Bedroom Three

7'8" x 5'4" (2.34 x 1.65)



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

### Bathroom

7'7" x 5'8" (2.32 x 1.74)



Suite is comprised of, low-level WC, vanity style wash hand basin, bath with rain style shower attachment. Tiled flooring. Heated towel rail. Obscured uPVC window to the rear aspect. Inset spotlights.

### Outside

Externally, the property occupies a generous plot with well-balanced outdoor space to both the front and rear. To the front, there is a sizeable driveway providing ample off-road parking, alongside a small lawned garden which adds to the property's kerb appeal.

To the rear, the property benefits from a large enclosed garden, offering plenty of space for outdoor seating, family use or future landscaping. The garden presents a great opportunity for a buyer to further enhance and tailor the space to their own requirements, in keeping with the overall potential of the property.

### Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

### 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.

### Property To Sell Or Rent?

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 Will 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.

### 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.

### We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

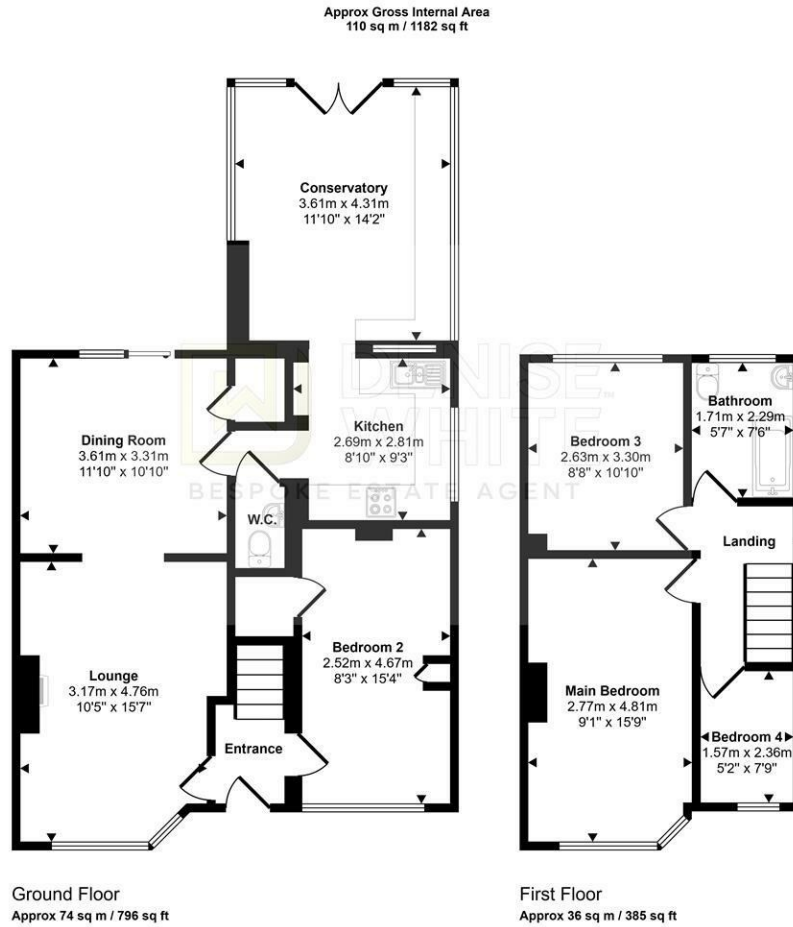
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **Buyer ID Checks**

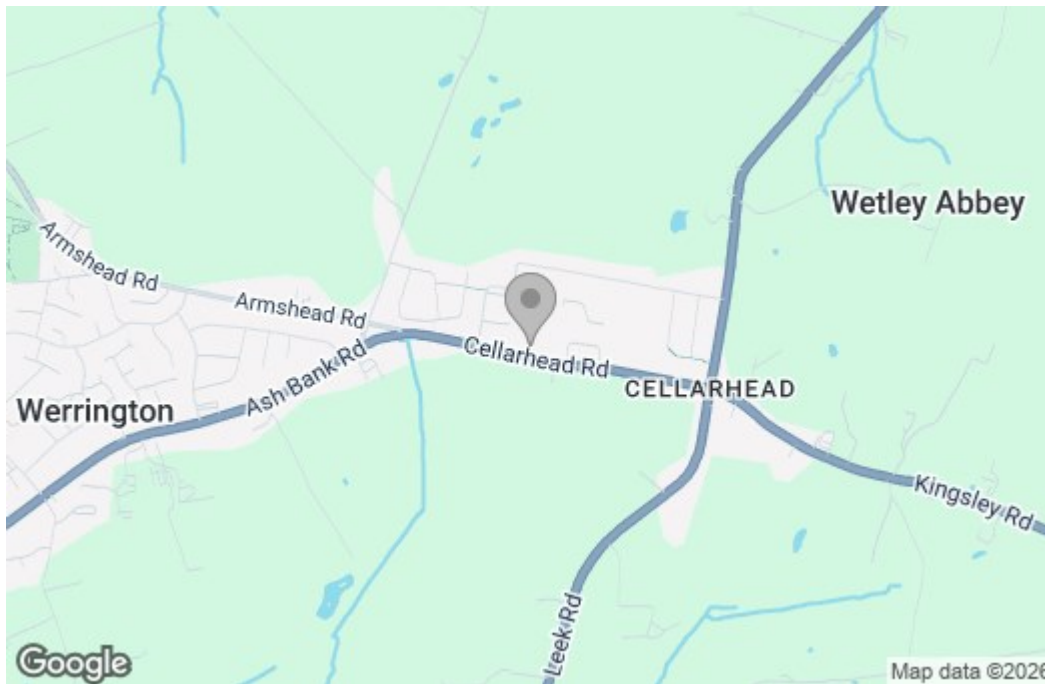
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

# Floor Plan

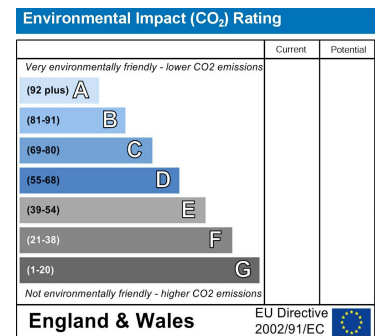
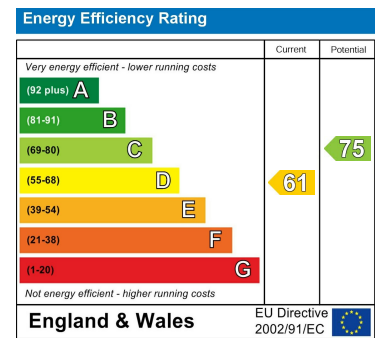


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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