DENISE WHITE™
BESPOKE ESTATE AGENT









32 Moorland Avenue, ST9 0EQ

Offers in excess of £240,000

"Sometimes, the most beautiful beginnings are found in the simplest of places ~ a warm welcome, a familiar corner, and a space to call your own."

A well-presented three-bedroom home on Moorland Avenue, Werrington, offering comfortable accommodation ideal for first-time buyers, couples and young families. Features include a dual-aspect lounge diner with log burner, fitted kitchen, useful utility space and additional storage. Outside, a low-maintenance rear garden with patio and lawn provides an ideal space for relaxing and entertaining, alongside off-road parking for two vehicles.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agent Comments

Situated on Moorland Avenue, Werrington, this well-presented three-bedroom home offers comfortable accommodation, practical living space and a lovely low-maintenance rear garden. Ideal for first-time buyers, couples or young families, the property provides a welcoming setting with scope to add your own style over time.

Upon entering, an entrance porch provides a useful space for coats, shoes and everyday essentials before leading into the main entrance hallway. From here, the lounge diner offers a particularly inviting living space, featuring a dual-aspect layout that allows natural light to flow throughout, alongside a characterful log burner and double doors opening directly onto the rear garden. Whether relaxing in the evening or entertaining family and friends, this room provides a versatile heart to the home.

The kitchen is fitted with a range of units and enjoys a pleasant outlook over the garden, offering a practical space for everyday cooking. Adjoining the kitchen is a useful utility area, providing additional room for laundry and household storage, with further access outside. The ground floor is completed by a separate storeroom with access to the garage area, offering valuable additional storage or practical space for a variety of needs.

To the first floor, there are three bedrooms. The principal bedroom overlooks the front of the property and is a comfortable double, while the second bedroom is also well proportioned and benefits from built-in wardrobes, with a pleasant rear-facing outlook. The third bedroom is a smaller single room, which could alternatively be utilised as a home office, dressing room or dedicated storage space. Completing the accommodation is a shower room.

Outside, the rear garden is a real highlight. Designed with ease of maintenance in mind, it features a generous patio area ideal for outdoor dining and summer barbecues, alongside a lawned section providing space to relax and enjoy the warmer months. To the front, off-road parking for approximately two vehicles adds further everyday convenience.

Offering a comfortable layout, useful storage and an attractive outdoor space, this is a home that is ready to move into while still allowing the next owners to make it their own. Early viewing is recommended to appreciate the accommodation and garden on offer.

Location

Werrington is a highly desirable village on the eastern outskirts of Stoke-on-Trent, offering an attractive blend of village charm and modern convenience. Popular with families, professionals and retirees, the village benefits from a range of everyday amenities including local shops, public houses, healthcare facilities and community groups, all contributing to its welcoming atmosphere.

The village is particularly well regarded for its schooling, with Werrington Primary School serving younger children and Moorside High School providing secondary education nearby. A variety of additional schooling options are also available within the surrounding area.

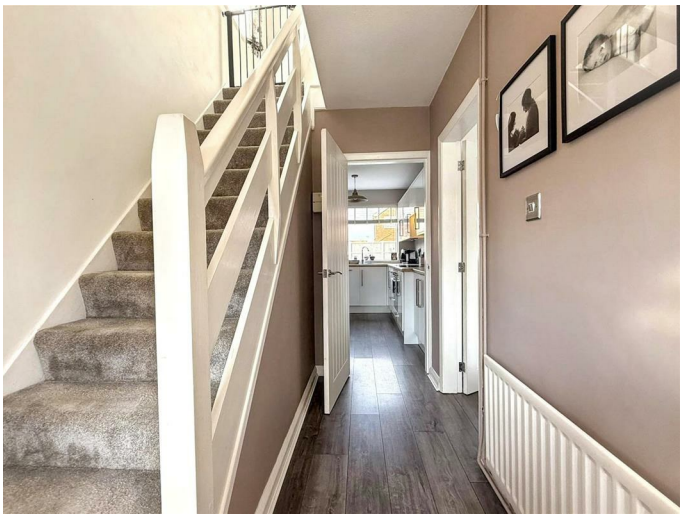
Surrounded by beautiful Staffordshire countryside and with excellent access to Stoke-on-Trent, Leek and the Peak District, Werrington offers an appealing lifestyle combining convenience, community spirit and outdoor recreation.

Why We Love This Home!

A home that offers a little bit of everything you need to get started. We love the welcoming feel of the living space, particularly the log burner and double doors opening onto the garden, creating a lovely setting for cosy evenings and summer entertaining alike. The practical utility area and additional storage are real bonuses, while the low-maintenance garden gives you somewhere to unwind without spending every weekend tending to it. Best of all, it's a home you can move straight into and enjoy, with the opportunity to add your own personality and make it truly yours over time.

Entrance Porch

Entrance Hallway



Lounge

19'7" x 11'10" (5.98 x 3.61)



Kitchen

11'3" x 7'8" (3.44 x 2.34)



Utility

15'4" x 6'11" (4.69 x 2.12)



First Floor Landing

Bedroom One

11'9" x 10'1" (3.60 x 3.09)



Bedroom Two

10'2" x 9'2" (3.11 x 2.80)



Bedroom Three

6'0" x 4'7" (1.84 x 1.41)



Shower Room

7'4" x 6'3" (2.24 x 1.92)



Garage

9'10" x 7'0" (3.01 x 2.15)

Outside



To the rear, a well-maintained garden combines a paved patio, ideal for outdoor dining and barbecues, with a lawned area providing space to relax. The layout offers an appealing balance of practicality and outdoor enjoyment, with relatively low-maintenance upkeep. To the front, off-road parking provides space for approximately two vehicles.

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



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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!

Property To Sell?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Do You Need A Mortgage?

Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

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

Approx Gross Internal Area
89 sq m / 958 sq ft



Ground Floor
Approx 56 sq m / 599 sq ft

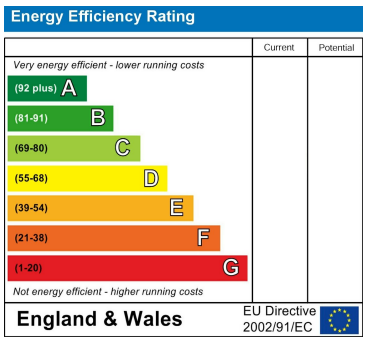
First Floor
Approx 33 sq m / 359 sq ft

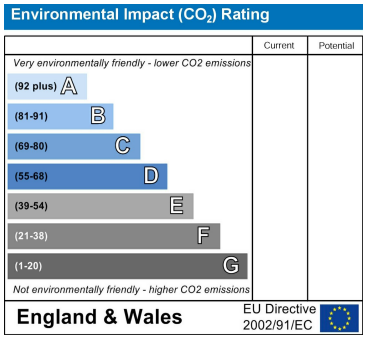
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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