



264 Ash Bank Road Werrington, Stoke-On-Trent, ST2 9EB

You won't find going up BANK a struggle, not when you set your sights on this well presented semi detached property on Ash BANK Road, it will seem pretty effortless! Ready and waiting for a new owner, this spacious property is move in ready. The accommodation on offer comprises a large lounge/diner, modern fitted kitchen, three bedrooms and family bathroom. Externally, the property benefits from off road parking along with a garage to the front and to the rear, the property has a substantial garden laid to lawn. Located in the desirable area of Werrington, close to local amenities, excellent schooling and commuter links to the main town centre. I definitely wouldn't BANK on this one sitting around for long, so run on down to Dunn & Rate and book your viewing today!

Offers in excess of £235,000

264 Ash Bank Road

Werrington, Stoke-On-Trent, ST2 9EB



- WELL MAINTAINED SEMI DETACHED
- FITTED KITCHEN
- OFF-ROAD PARKING AND GARAGE
- LARGE REAR GARDEN LAID TO LAWN
- THREE BEDROOMS
- NO UPWARD CHAIN
- LOUNGE/DINER COMPLETE WITH LOG BURNER
- MODERN FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

12'10" x 3'1" (3.92 x 0.94)

Double glazed door and windows to the front aspect. Under stairs storage. Radiator. Access to garage.

Lounge

11'3" x 10'7" (3.44 x 3.23)

Double glazed bay window to the front aspect. Log burner. TV. Radiator. Connects to dining room.

Dining Room

14'9" x 10'1" (4.52 x 3.08)

Double glazed patio doors to the rear aspect. Radiator.

Kitchen

11'2" x 2'8" (3.42 x 0.82)

A fitted kitchen with a combination of wall and base storage and partly tiled walls. A double glazed side facing window and a double glazed door to the rear aspect. The kitchen offers access to a downstairs WC.

FIRST FLOOR

Landing

7'2" x 7'10" (2.2 x 2.4)

Stairs from the entrance hall lead to the landing space. Consisting of a double glazed side facing window and loft access.

Bedroom One

13'3" x 9'3" (4.06 x 2.83)

The master bedroom consists of a double glazed front facing window, a radiator and a TV point.

Bedroom Two

11'3" x 8'7" (3.43 x 2.63)

The second bedroom consists of a double glazed rear facing window, a radiator and TV point.

Bedroom Three

7'2" x 7'4" (2.19 x 2.24)

The third bedroom consist of a double glazed front facing window and a radiator.

Bathroom

6'5" x 7'10" (1.97 x 2.39)

The bathroom has one double glazed front facing window. There is a separate bath and shower cubicle., a wash hand basin and a low level WC. The

walls are fully tiled and there is an extractor fan and radiator available.

EXTERIOR

To the front is a grass garden next to the driveway. To the rear is a spacious grass garden with a small paved patio.

Garage

7'0" x 11'3" (2.15 x 3.44)

To the side of the property is a garage with full power and lighting available. This is accessible through either a roller door or a double glazed door to the rear. The garage houses the combination boiler and the washer and dryer. To the front of the garage is space for two cars in the driveway.



Floor Plan



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 purchaser. 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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