



## 14 Ash Bank Road, Werrington, Stoke-On-Trent, Staffordshire, ST2

Offers In The Region Of £195,000

- Three bedroom semi detached home
- Conservatory
- Great commuting links
- Impressive plot with large driveway and rear garden
- WC to ground floor
- NO CHAIN
- Open aspect to the rear
- Well equipped kitchen and bathroom



# 14 Ash Bank Road, Stoke-On-Trent ST2 9DR

This three bedroom semi detached property is nestled on a substantial plot having a large driveway to the front, which can provide off street parking for a number of vehicles and an impressive rear garden, which has an open aspect. The property boasts a conservatory to the rear, WC to the ground floor and well-equipped kitchen and bathroom.

You're welcomed into the property via the entrance hallway, then through to the living room which has bay fronted window and useful storage cupboard. The kitchen has a range of fitted units to the base and eye level, integrated oven, four ring gas hob, integrated dishwasher, space for a washing machine, space for an American style fridge/freezer, access to the WC and conservatory. The conservatory is Upvc double glazed and is an ideal space to be utilised as a dining area with access to the rear garden.



Council Tax Band: B





### Entrance Hall

Door to front elevation, stairs to the first floor. - Size : -

### Living Room

11'10" x 12'6"

Double glazed bay window to front elevation, under stairs storage, radiator. - Size : - 11' 10" x 12' 6" (3.60m x 3.80m)

### Kitchen

12'2" x 9'10"

Roll top work surfaces with a sink, drainer and mixer tap, range of fitted units to the base and eye level, oven and four ring gas hob, integral dishwasher, plumbing and space for a washing machine, space for a free standing American style fridge/freezer, radiator. - Size : - 12' 2" x 9' 10" (3.7m x 3m)

### Conservatory/Dining Area

10'10" x 9'2"

Double glazed windows to the rear and side elevation, door to side elevation, radiator. - Size : - 10' 10" x 9' 2" (3.3m x 2.8m)

### W/C

2'7" '0" x 2'7'0"

Double glazed frosted window to side elevation, low level WC, wall mounted gas fired boiler, part tiled walls and tiled flooring. - Size : - 2' 7 ' x 2' 7' (0.8m x 0.8m)

### First Floor Landing

Double glazed window to side elevation, access to loft. - Size : -

### Bedroom One

12'2" x 7'10"

Double glazed window to front elevation, fitted wardrobes, radiator. - Size : - 12' 2" x 7' 10" (3.7m x 2.4m)

### Bedroom Two

9'6" x 9'10"

Double glazed window to rear elevation, wall mounted radiator. - Size : - 9' 6" x 9' 10" (2.9m x 3m)

### Bedroom Three

5'7" x 8'10"

Double glazed window to front elevation, wall mounted radiator. - Size : - 5' 7" x 8' 10" (1.7m x 2.7m)

### Bathroom

5'7" x 5'11"

Double glazed window to rear elevation, wall mounted wash hand basin, low level WC, P-shaped bath with shower to wall, inset downlights, heated towel radiator.

- Size : - 5' 7" x 5' 11" (1.7m x 1.8m)

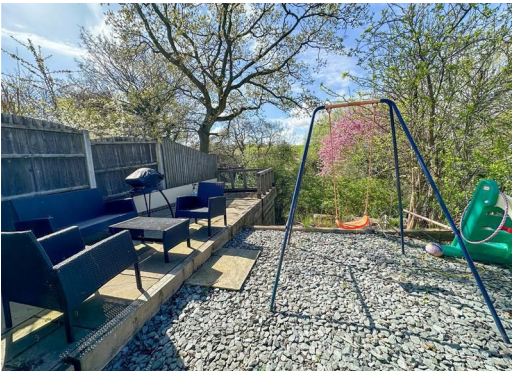
### Externally

Tarmacadam driveway to the front proving off street parking, fenced boundaries. To the rear, area laid to lawn, decked patio, pergola, timber shed. - Size : -





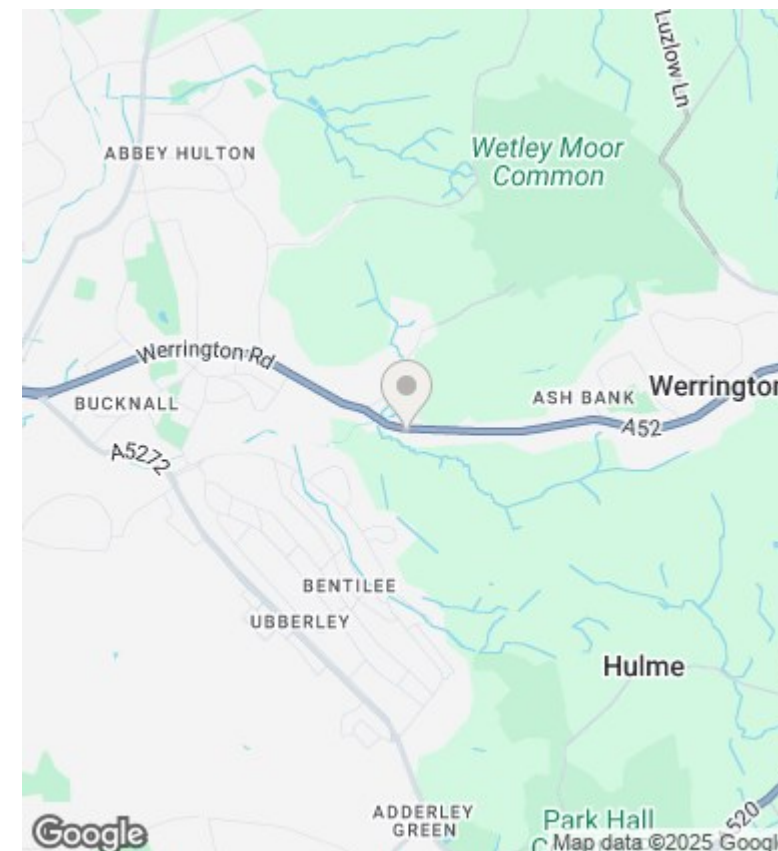








Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used 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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## Directions

From our Derby Street, Leek, offices proceed to the roundabout turning right into Haywood Street. Follow this road for a short distance and at the traffic lights turn left into the A520 Cheddleton Road. Follow this road for approximately 6 miles proceeding through the villages of Cheddleton and Wetley Rocks and upon reaching the traffic lights at Cellerhead turn right on the A52 Cellerhead Road. Follow this road, which becomes

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC