



209 Ash Bank Road, Stoke-On-Trent, Staffordshire, ST2 9EE

Offers In The Region Of £320,000

- Semi detached property
- Double sided electric inset fire
- Large driveway and detached garage
- Renovated throughout
- Bathroom and en-suite shower room
- Council tax band C
- Extended kitchen with island and Contura log burner
- Low maintenace rear garden
- Beautifully presented

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Whittaker & Biggs are delighted to offer to the market this semi-detached, three bedroom property which has been extended to the rear to create a large kitchen/dining/living area and has been fully renovated throughout.

Living space is comprised of a porch, sitting room, open plan kitchen/dining/living area and WC to the ground floor, whilst to the first floor are three bedrooms, en-suite shower room and family bathroom.

The kitchen is well appointed with a range of high gloss units including an island, and is equipped with a Bosch ceramic induction hob, Bosch integral microwave, Bosch electric fan assisted oven, Bosh integral dishwasher, Indesit integral washing machine, Candy integral tumble dryer, integral fridge freezer and a filtered water tap.

Bi-fold doors and two Velux skylights ensure the space is flooded with light and the double sided electric inset fire with stone clad chimney breast can be enjoyed from both the sitting room and kitchen.

Contemporary white suites can be found in both the bathroom and the en-suite shower room, with the family bathroom having P-shaped bath with a rainfall shower.



Council Tax Band: C



Ground Floor

- Size : -

Porch

5'3" x 3'7"

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect. - Size : - 5' 3" x 3' 7" (1.61m x 1.09m)

Sitting Room

18'11" x 12'10"

2x UPVC double glazed windows to the frontage, UPVC double glazed window to the side aspect, stairs to the first floor, radiator, double sided electric inset fire, stone clad chimney breast, tiled floor. - Size : - 18' 11" x 12' 10" (5.76m x 3.91m)

Kitchen/Dining/Living

22'4" x 15'9" Max measurement

UPVC double glazed bi-fold doors to the rear, UPVC double glazed window to the rear, 2x Velux skylights, units to the base and eye level, island unit, Contura log burner, integrated sink, chrome mixer tap, filtered water tap, Bosch ceramic induction hob, Bosch integral microwave, Bosch electric fan assisted oven, Bosh integral dishwasher, Indesit integral washing machine, Candy integral tumble dryer, integral fridge freezer, inset ceiling spotlights, anthracite horizontal column radiator, double sided electric inset fire, stone clad chimney breast, tiled floor. - Size : - 22' 4" x 15' 9" (6.80m x 4.80m) Max measurement

WC

4'10" x 3'2"

Low level WC with cistern wash hand basin, chrome mixer tap, extractor fan, housing the Baxi combi boiler. - Size : - 4' 10" x 3' 2" (1.48m x 0.96m)

First Floor

- Size : -

Landing

9'1" x 5'10" Max measurement

UPVC double glazed window to the side aspect, smoked glass panel balustrade. - Size : - 9' 1" x 5' 10" (2.77m x 1.79m) Max measurement

Bathroom

8'11" x 6'0" Max measurement

UPVC double glazed window to the rear, P-shaped bath, chrome mixer tap, rainfall shower head, glass shower screen, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, vintage style radiator, fully aqua boarded, extractor fan. - Size : - 8' 11" x 6' 0" (2.72m x 1.84m) Max measurement

Bedroom One

12'10" x 10'11" Max measurement

UPVC double glazed window to the frontage, fitted wardrobes, radiator. - Size : - 12' 10" x 10' 11" (3.92m x 3.32m) Max measurement

En-suite

5'11" x 4'2"

UPVC double glazed window to the frontage, walk-in shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, low level WC, anthracite ladder radiator. - Size : - 5' 11" x 4' 2" (1.80m x 1.26m)

Bedroom Two

12'10" x 7'10"

UPVC double glazed window to the frontage, radiator. - Size : - 12' 10" x 7' 10" (3.90m x 2.38m)

Bedroom Three

9'0" x 7'6"

UPVC double glazed window to the rear, radiator. - Size : - 9' 0" x 7' 6" (2.74m x 2.28m)

Loft

Part boarded ,pull-down-ladder, light. - Size : -

Externally

To the frontage, gated block paved driveway, wall and fence boundary, gated access to the rear.

To the rear, porcelain tiled patio, artificial lawn, mature shrubs, fence boundary, detached garage. - Size : -

Garage

19'7" x 18'2"

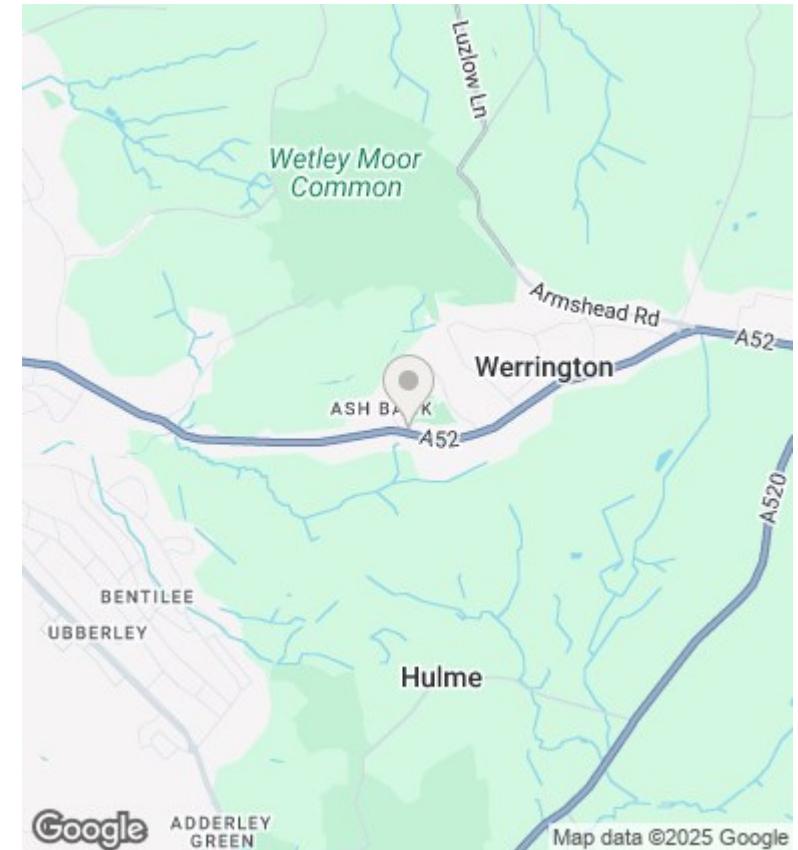
Brick construction, electric roller door, UPVC double glazed pedestrian door to the side aspect, 2x UPVC double glazed windows to the side aspect, power and light. - Size : - 19' 7" x 18' 2" (5.97m x 5.53m)







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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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

C

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