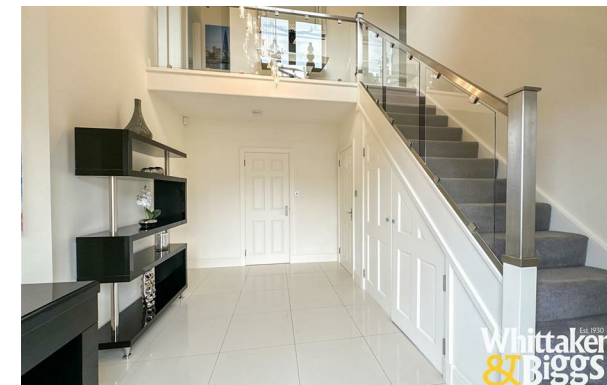




179 Ash Bank Road, Werrington, Stoke-On-Trent, Staffordshire, ST2

Offers In The Region Of £395,000

- Four bedroom semi detached family home
- Ensuite shower room to bedroom one
- Impressive driveway to the front and side with electric gated entry
- Large rear garden with open aspect
- Immaculately presented throughout
- WC and utility area
- Double garage with electric door
- Two reception room plus an open plan kitchen/dining area
- Stunning hallway with galleried landing
- Bar room within the garden, which could be utilised as a home office

179 Ash Bank Road, Stoke-On-Trent ST2 9DX

Nestled on the desirable Ash Bank Road in Stoke-On-Trent, this immaculately presented semi-detached house offers a perfect blend of modern living and elegant design. With four spacious bedrooms and two well-appointed bathrooms, this home is ideal for families seeking comfort and style.

Upon entering, you are greeted by a stunning hallway featuring a galleried landing, which sets the tone for the high standard of finish throughout the property. The two reception rooms provide ample space for relaxation and entertainment, while the open plan kitchen and dining area is a true highlight, boasting a high specification that will delight any culinary enthusiast.

Each bedroom is thoughtfully designed with fitted wardrobes and matching furniture, ensuring both functionality and aesthetic appeal. Bedroom one benefits from an ensuite shower room, adding a touch of luxury to daily routines.



Council Tax Band: C



Hallway

14'0" x 10'10" max measurements

Composite double glazed door and windows to the front, tiled floor with underfloor heating, stainless steel staircase with glass balustrades, understairs utility area with plumbing for a washing machine, space for a dryer, wall mounted gas fired Baxi boiler.

WC

3'8" x 2'5"

Built in cistern, wall mounted sink, tiled, niche and extractor.

Kitchen

10'9" x 8'4"

Range are fitted high gloss units to the base and eye level, Rangemaster cooker with five ring burner, electric grill and two electric ovens, Rangemaster stainless steel extractor, granite worksurfaces and upstands, inset composite sink with drainer, chrome mixer tap with boiling hot water function, uPVC double glazed window to the rear, integral freezer, integral slimline dishwasher, integral fridge drawers, tiled floor with underfloor heating.

Dining Room

12'10" x 10'9"

Tiled floor with underfloor heating.

Garden Room

12'0" x 11'3"

Wood double glazed windows to the side/rear, vaulted ceiling, wood double glazed patio doors to the rear, remote control smart window film system, tiled floor with underfloor heating.

Living Room

15'7" x 10'4"

uPVC double glazed bay window to the front, contemporary log effect gas fire, built in shelving with light, electric lifting column for the television, cupboard, underfloor heating.

First Floor

Galleried Landing

Stainless steel staircase with glass balustrades, uPVC double glazed window to the front.

Bedroom One

11'2" x 10'1"

uPVC double glazed window to the front, radiator, built in wardrobes, matching bedside table and dressing table,

Ensuite Shower Room

7'7" x 4'6"

Walk-in shower enclosure with chrome fitment, low level WC, vanity wash hand basin with storage beneath, chrome mixer tap, uPVC double glazed window to the side, inset down lights, chrome heated ladder radiator, niche, mirror, tiled.

Bedroom Two

11'1" x 9'9"

Radiator, wood double glazed window to the rear, built in wardrobes, dressing table and drawers, bedside table, loft access.

Bedroom Three

13'4" x 10'8"

Wood double glazed window to the rear, radiator, built in wardrobes, dressing table, bedside tables.

Bedroom Four

10'5" x 10'4"

uPVC double glazed window to the front, radiator, built in wardrobes, dressing table and bedside table.

Bathroom

10'4" x 8'0"

Electric underfloor heating, panel bath with integral tap, Jack and Jill wash hand basins, chrome mixer taps, storage beneath, built in system, corner shower cubicle with chrome fitment, niche, chrome heated ladder radiator, fully tiled, two mirrors with inset down lights, loft access, wood double glazed window to the rear.

Externally

Externally to the front, tarmacadam driveway, walled boundary, well stocked borders, electric gated entry to a further driveway to the side, with power point, outside water tap, walled and fenced boundary. To the rear is a patio area with lighting, area laid to lawn, well stocked borders, fenced/hedged boundary, access to the garden bar room and the double garage.

Detached Double Garage

24'6" x 15'7"

Inspection pit, up and over electric remote control door, three double glazed windows to the side, power and light.

Garden Bar

16'7" x 8'2"

Electric underfloor heating, panel radiator, uPVC double glazed windows to the front sides and rear, light/power, uPVC, double glazed door to the side, blinds, built in bar with integral fridge, fixed shelving.





Directions

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 