

Ash Bank Road Ash Bank Stoke-On-Trent ST2 9EB



Offers In The Region Of £270,000

## Ash Bank Road, Ash Bank, Stoke-On-Trent, ST2 9EB

Have we got something special for you  
THREE BEDROOM, FAMILY SIZED HOUSE ready to view  
A generous lounge, dining room & breakfast kitchen  
for all the family to meet

This delightful property is just a treat  
A LOVELY GARDEN to chill & view the stars  
Plenty of parking for all your cars

This property you really need to view  
Contact DEBRA TIMMIS ESTATE AGENT & let us arrange this for you.

Welcome to this charming extended semi-detached house located on the desirable Ash Bank Road in Ash Bank. This property boasts a sought-after location that is sure to captivate those looking for a new home. Upon entering, you are greeted by an inviting entrance porch that leads to a spacious hall, lounge/conservatory, and dining room perfect for entertaining guests or simply relaxing with your loved ones. The addition of two reception rooms provides ample space for various activities, whether it be hosting gatherings or enjoying quiet evenings in. The property features a breakfast kitchen, ideal for preparing delicious meals, and a convenient wet room for added comfort and functionality. With family sized bathroom and three good-sized bedrooms, there is plenty of room for the whole family to unwind and recharge.

Outside, you will find a generous rear garden that offers a peaceful retreat from the hustle and bustle of everyday life. The ample parking, attached garage, and workshop provide practicality and convenience, catering to all your storage and parking needs.

Don't miss out on the opportunity to make this house your home. With its charming features, spacious layout, and prime location, this property is truly a gem waiting to be discovered. Contact us today to arrange a viewing and take the first step towards owning your dream home. NO UPWARD CHAIN.

### Entrance Porch

7'2" x 6'6" (2.19 x 2.00)

Upvc door to the side aspect. Double glazed window to the to the front aspect. Tiled floor.

### Entrance Hall

Feature wood panelling to walls. Stairs off to the first floor. Parquet flooring.

### Dining Room

14'1" into alcove x 11'8" plus bay (4.31 into alcove x 3.58 plus bay)

Double glazed bay window to the front aspect. Feature surround and hearth. Radiator. Coving to ceiling.



### Lounge/Conservatory

20'3" x 11'4" plus inglenook (6.18 x 3.47 plus inglenook)

Double glazed windows to the rear aspect and double glazed door to the side. Inglenook feature with tiled feature fireplace housing open fire. Radiator. Wall lights and ceiling light.

### Kitchen/Breakfast Room

Open-plan comprises;

### Kitchen Area

11'6" max x 7'9" (3.53 max x 2.37)

Beautifully presented fitted kitchen with a range of wall mounted, worktops incorporating drawers and cupboards below. Induction hob with extractor hood above and built-in double oven. Belfast style ceramic sink with mixer tap. Part tiled splash backs. Space for fridge/freezer. Plinth heater and lighting. Breakfast bar. Tiled floor. Open access into the breakfast/dining area.

### Breakfast/Dining Area

16'4" x 8'1" (4.99 x 2.47)

Double glazed windows and double glazed door with access into the rear garden. Radiator. Tiled floor. ( Irregular shaped room, please note measurements are approximate). Door with access to the utility/workshop and garage.



### Wet Room

5'1" x 4'1" (1.55 x 1.26)

Suite comprises, electric shower unit, wash hand basin and low level WC. Tiled walls. (Irregular shape room approximate measurements have been taken)

### First Floor

### Landing

Double glazed window to the side aspect.

### Bedroom One

13'3" x 12'2" to robe (4.05 x 3.73 to robe)

Double glazed window to the rear aspect. Radiator. Built-in wardrobes and dressing area.



### Bedroom Two

13'11" into bay x 11'5" to robe (4.25 into bay x 3.49 to robe)

Double glazed bay window to the front aspect. Radiator. Built-in wardrobes and dressing area.

### Bedroom Three

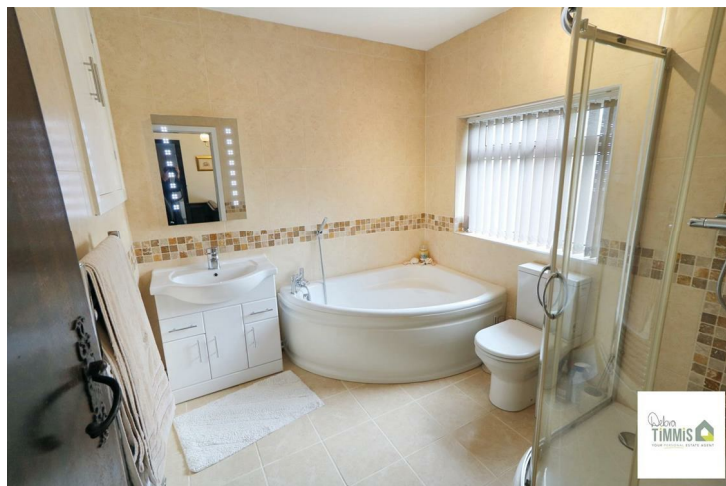
9'3" x 8'9" (2.83 x 2.67)

Double glazed window to the front aspect. Radiator.

### Family Bathroom

8'5" x 7'10" (2.57 x 2.39)

Beautifully presented fitted suite comprises, corner bath with shower attachment, corner shower cubicle housing mains shower, vanity wash hand basin and low level WC. Tiled walls. Heated towel rail. Loft access with ladder. Cupboard housing gas central heating boiler. Double glazed window.



### Externally

Gated access to a low maintenance frontage providing ample off road parking. Enclosed rear garden with decked seating areas. Steps down to a generous lawn garden. Variety of maturing shrubs and trees. Ornate feature pond.

### Attached Workshop/Utility

16'4" x 5'10" (4.99 x 1.78)

Electric door. Power and light. Plumbing for automatic washing machine. Personal door access into the garage. (Irregular shaped room, approximate measurements).

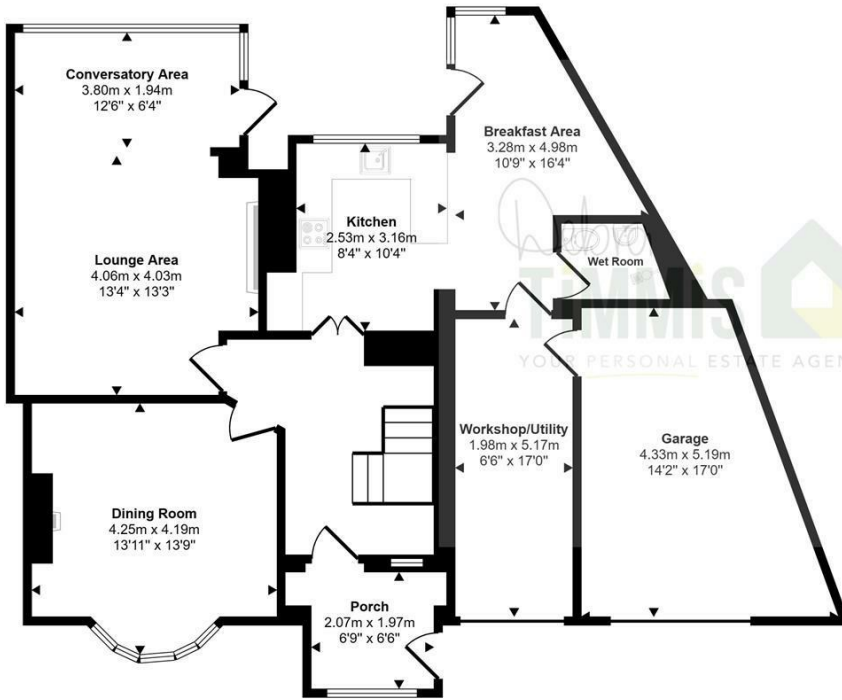
### Attached Garage

16'7" x 12'0" (5.08 x 3.68)

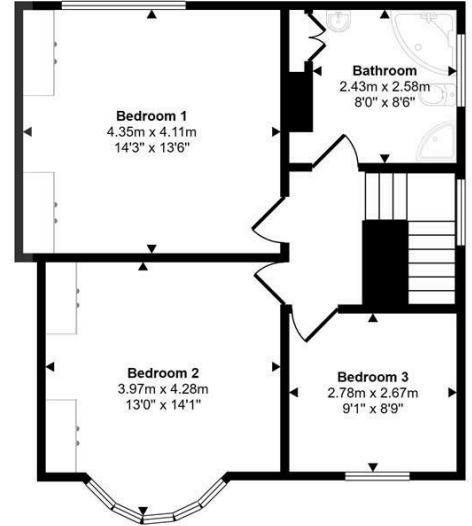
Power and light. Electric door. (Irregular shaped room, approximate measurements taken).



Approx Gross Internal Area  
167 sq m / 1803 sq ft



Ground Floor  
Approx 111 sq m / 1191 sq ft



First Floor  
Approx 57 sq m / 611 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.



Tenure: Freehold  
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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