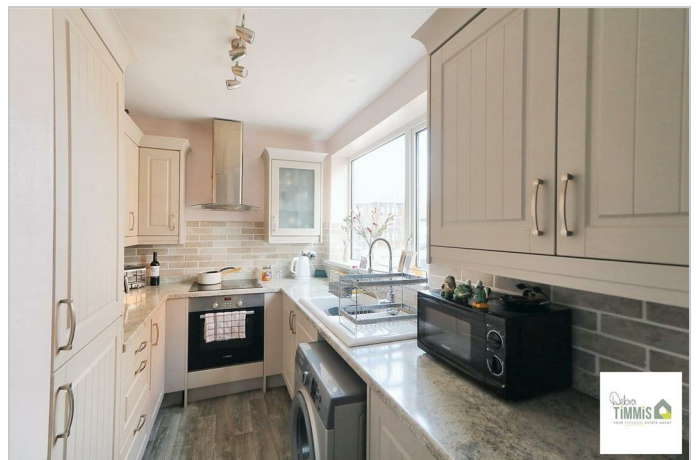


Ash Way Ash Bank Stoke-On-Trent ST2 9DZ



Offers In The Region Of £200,000

Ash Way, Ash Bank, Stoke-On-Trent, ST2 9DZ

Have we got something special for you
With THREE bedroom home ready to view
A spacious semi, a wonderful family home -
With plenty of space upstairs and downstairs to roam -
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.

In the desirable cul-de-sac of Ash Way, Ash Bank, this beautifully presented semi-detached house is an ideal family home. The property boasts a welcoming entrance hallway that leads into a spacious lounge, which features an elegant archway connecting to the dining area, creating a perfect space for family gatherings and entertaining guests.

The stylish fitted kitchen is well-equipped, offering both functionality and modern aesthetics. Additionally, the ground floor includes a separate WC for convenience. Ascending to the first floor, you will find three well-proportioned bedrooms, providing ample space for family members or guests. The family bathroom is thoughtfully designed to cater to your daily needs.

This home benefits from double glazing and central heating, ensuring comfort throughout the seasons. Outside, the property offers ample off-road parking, a valuable feature in this sought-after location. The rear garden presents a lovely outdoor space, perfect for children to play or for enjoying summer evenings. With its attractive features and prime location, early internal inspection of this property is highly recommended to fully appreciate all it has to offer. This semi-detached house is not just a place to live, but a wonderful opportunity to create lasting family memories.

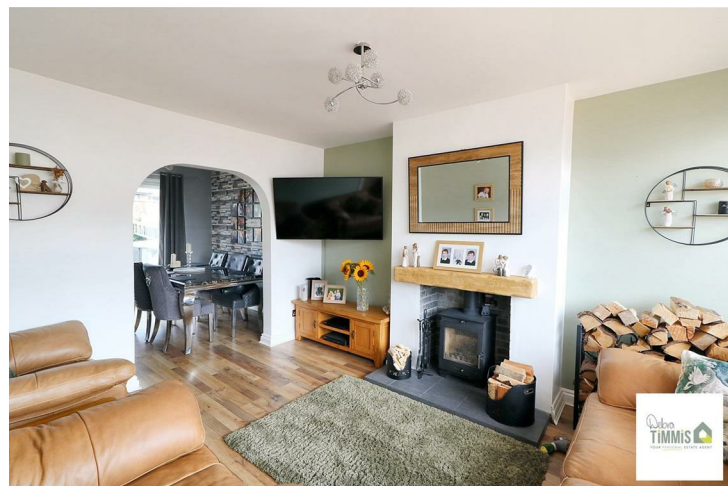
Entrance Hallway

Upvc door to the front aspect.

Lounge

14'2" x 11'6" (4.32 x 3.53)

Double glazed window to the front aspect. Feature fireplace housing log burner. Wood effect laminate flooring. Archway to the dining area.



Dining Area

9'10" x 9'9" (3.01 x 2.98)

Double glazed French doors with access into the rear garden. Radiator. Wood effect laminate flooring.



Lobby

With Upvc door to the side aspect. Useful storage cupboard. Stairs off to the first floor.

Kitchen

11'8" x 6'9" (3.57 x 2.07)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Integral fridge/freezer, electric hob, extractor fan and built-in oven. Ceramic sink, mixer tap. Part tiled splash backs. Plumbing for automatic washing machine. Double glazed window.



First Floor

Landing

Inset ceiling spot lights.

Bedroom One

12'9" x 10'0" (3.89 x 3.05)

Double glazed window. Radiator.



Bedroom Two

10'0" x 9'8" to robe (3.06 x 2.96 to robe)

Double glazed window. Radiator. Built-in wardrobes.

Bedroom Three

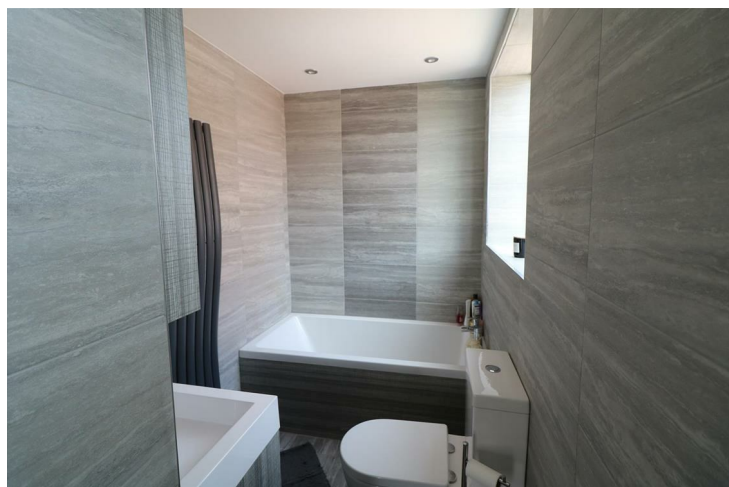
9'10" x 8'5" (3.01 x 2.59)

Double glazed window. Radiator.

Bathroom

7'2" plus shower recess x 5'2" (2.20 plus shower recess x 1.58)

Stylish white suite comprises, shower cubicle housing mains shower, bath, vanity wash hand basin and low level WC. Tiled walls. Two double glazed windows. Heated towel rail and panel radiator.

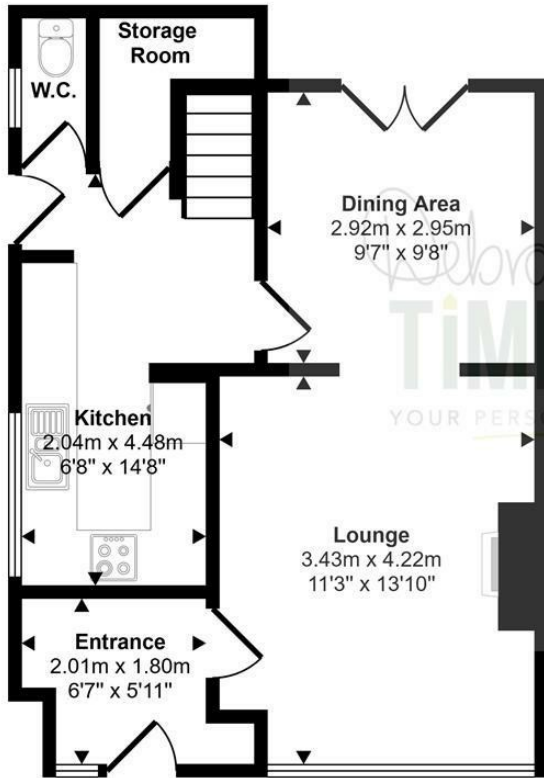


Externally

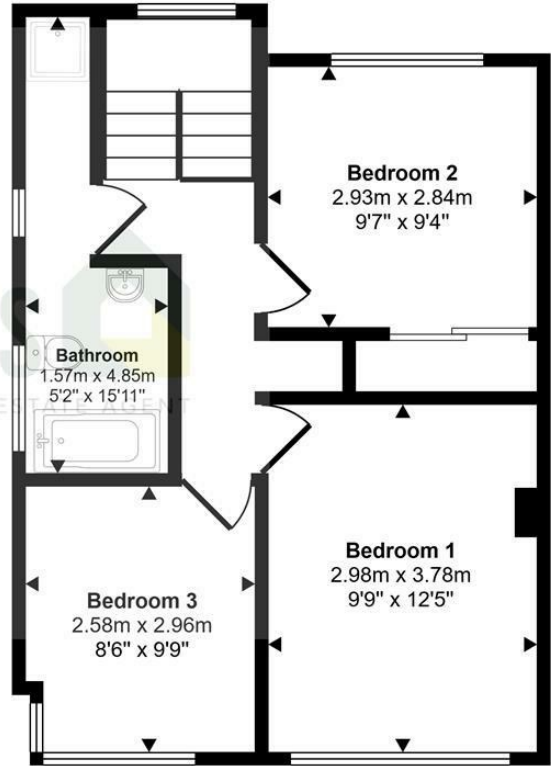
Low maintenance block paved driveway providing ample off road parking. Gated access to the enclosed rear garden. At the rear there area patio/seating areas. Raised well stocked planters and lawn garden.



Approx Gross Internal Area
86 sq m / 924 sq ft

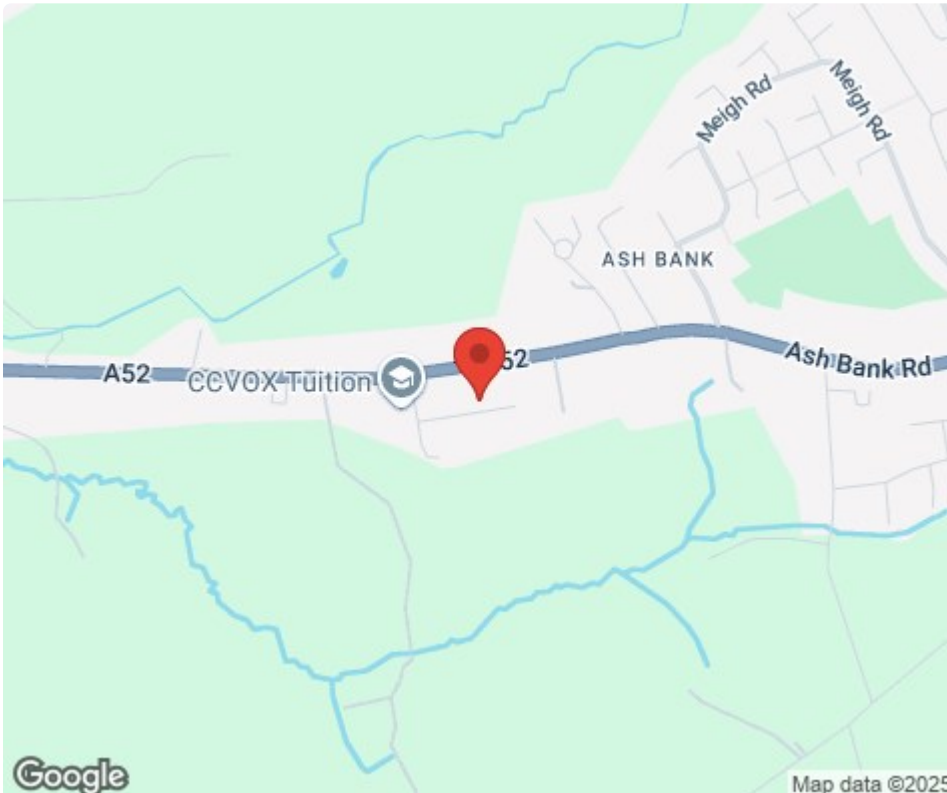


Ground Floor
Approx 43 sq m / 459 sq ft



First Floor
Approx 43 sq m / 465 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) 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

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