



Ash Bank Road | Werrington | Stoke-on-Trent | ST2 9DX

£245,000

IDEAL FAMILY HOME, LARGE REAR GARDEN WITH OPEN FIELDS BEYOND, NO UPWARD CHAIN.

This deceptively spacious traditional semi detached family home occupies a prime position within a much sought after residential location. The property is conveniently situated within close proximity to local amenities, schools, commuter and transport networks. Selective modernisation is required offering potential purchasers the opportunity to create their ideal home. The accommodation comprises, entrance porch, hallway, cloakroom w/c, open plan lounge/dining room, kitchen, utility, office/study, three bedrooms and a bathroom. Externally there is a driveway providing ample parking, garage, large workshop and enclosed rear garden with open fields beyond. No upward chain, Viewings are strongly recommended to appreciate what this impressive property has to offer.



## Property Description

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### ENTRANCE PORCH

Upvc double glazed entrance door to the front elevation and tiled floor.

### HALLWAY

Entrance door to the front elevation, radiator and staircase leading to the first floor.

### CLOAKROOM W/C

Low level w/c, vanity wash hand basin and a radiator.

### LOUNGE/DINER

27' 4" x 11' 2" (8.33m x 3.4m) Feature open fireplace with a tiled hearth and brick surround, two radiators, television point, upvc double glazed bay window to the front elevation and upvc double glazed window to the rear elevation.

### KITCHEN

17' 6" x 8' 8" (max) (5.33m x 2.64m) Base and wall units, stainless steel sink and single drainer unit with mixer tap. Pantry, radiator, upvc double glazed windows to the side and rear elevations.

### UTILITY ROOM

9' 9" x 4' 10" (2.97m x 1.47m) Stainless steel sink and single drainer unit with mixer tap, plumbing for a washing machine, radiator, upvc double glazed entrance door to the rear elevation, upvc double glazed windows to the side and rear elevations.

### STUDY/OFFICE

10' 4" x 7' 6" (3.15m x 2.29m) Upvc double glazed window to the side elevation and door leading to the garage.

### FIRST FLOOR LANDING

Upvc double glazed window to the side elevation.

### MASTER BEDROOM

13' 2" x 11' 2" (4.01m x 3.4m) Radiator and upvc double glazed window to the front elevation.

### BEDROOM TWO

11' 2" x 11' 1" (3.4m x 3.38m) Radiator and upvc double glazed window to the rear elevation.

### BEDROOM THREE

8' x 7' 4" (2.44m x 2.24m) Radiator and upvc double glazed window to the front elevation.

### BATHROOM

Three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level w/c. Airing cupboard, loft access and upvc double glazed window to the rear elevation.

### EXTERIOR

Externally there is a driveway to the front of the property providing ample parking and leading to the garage. To the rear of the property there is a large brick built workshop, patio area, enclosed rear garden, mainly laid to lawn with well stocked borders incorporating various mature plants and shrubs, feature raised beds, greenhouse, summerhouse and open fields beyond.

## GARAGE

18' 7" x 11' 1" (5.66m x 3.38m) Remote roller door, power and lighting.

## WORKSHOP

24' 9" x 9' 8" (7.54m x 2.95m) Very useful spacious work space with power, lighting and upvc double glazed windows.

## GENERAL INFORMATION

### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

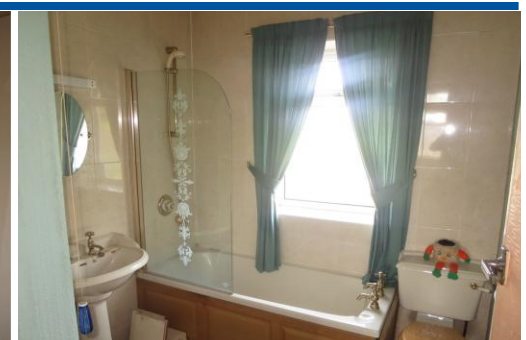
### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements