



Ash Bank Road | Stoke-on-Trent | ST2 9DS

£240,000

IDEAL FAMILY HOME, LARGE REAR GARDEN WITH OPEN FIELDS BEYOND

This deceptively spacious and very well presented, extended 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. The accommodation comprises, entrance porch, hallway, cloakroom w/c, sitting room, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally there is a driveway providing ample parking, tandem garage and a very well maintained enclosed rear garden with summerhouse and open fields beyond. Viewings are strongly recommended to appreciate what this impressive property has to offer.



Property Description

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ENTRANCE PORCH

Entrance doors to the front elevation and a tiled floor.

ENTRANCE HALL

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

CLOAKROOM W/C

Low level w/c, wall mounted wash hand basin, radiator, tiled floor and upvc double glazed window to the side elevation.

SITTING ROOM

13' 1" x 10' 10" (3.99m x 3.3m) Electric fire with a marble hearth and feature surround, coving to the ceiling, radiator, upvc double glazed bay window to the front elevation and glazed panel doors leading to the lounge.

LOUNGE

12' 9" x 10' 9" (3.89m x 3.28m) Electric fire with a feature marble hearth and surround, coving to the ceiling, radiator and an archway leading to the dining room.

DINING ROOM

12' 1" x 10' 7" (3.68m x 3.23m) Radiator, parquet flooring, sky light, upvc double glazed window to the rear elevation and entrance door leading to the rear garden.

BREAKFAST KITCHEN

17' 11" x 6' 2" (extending to 7') (5.46m x 1.88m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Breakfast bar, built in electric oven, hob and stainless steel extractor hood. Plumbing for a washing machine and dishwasher, radiator, tiled floor, part tiled walls, upvc double glazed windows to the side and rear elevations, entrance door leading to the garage.

FIRST FLOOR LANDING

Radiator and upvc double glazed window to the side elevation.

MASTER BEDROOM

13' 1" x 10' 9" (3.99m x 3.28m) Fitted with a range of wardrobes and dressing table, radiator and upvc double glazed window to the rear elevation.

BEDROOM TWO

13' 3" x 10' 9" (4.04m x 3.28m) Loft access, radiator and upvc double glazed bay window to the front elevation.

BEDROOM THREE

7' 2" x 7' 1" (2.18m x 2.16m) Coving to the ceiling, radiator and upvc double glazed window to the front elevation.

BATHROOM

Fitted with a modern, white four piece suite comprising, panelled bath, shower cubicle, vanity wash hand basin and low level w/c. Fitted storage cupboard, heated towel rail, tiled walls, extractor fan and upvc double glazed window to the rear elevation.

EXTERIOR

To the front of the property there is a driveway providing ample parking and leading to a tandem garage with power, lighting and a wall mounted wash hand basin.

To the rear of the property there is a very well maintained enclosed landscaped rear garden, mainly laid to lawn with well stocked borders incorporating various mature plants and shrubs, raised beds, feature gravel, summerhouse with, power, lighting, decking and lovely views of open fields beyond.

GARAGE

37' 6" x 7' 1" (extending to 8' 1") (11.43m x 2.16m) Power, lighting and a wall mounted wash hand basin.

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.

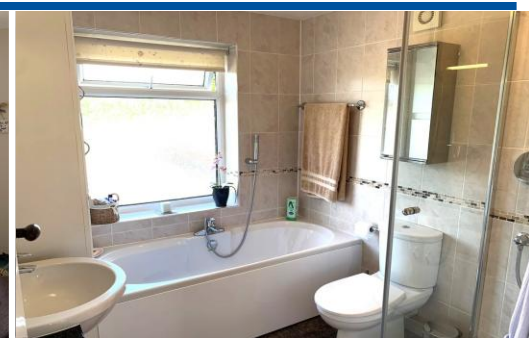
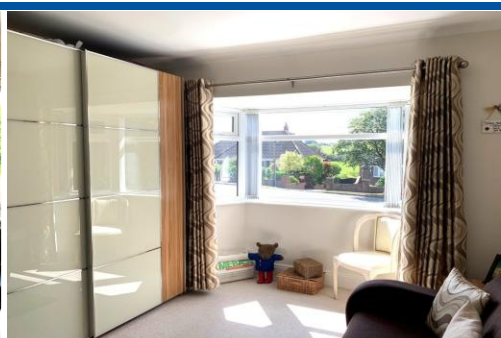
Market Appraisal

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

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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