



**189 Ash Bank Road, Stoke-On-Trent, ST2 9DX**

**Guide price £350,000**

GUIDE PRICE £350,000 - £375,000

"The essence of a home is in the love poured into it." - Unknown

An impressive four-bedroom semi-detached family home, lovingly and meticulously renovated throughout to deliver show-stopping interiors and versatile accommodation. Set on a generous plot with striking views to both the front and rear, this exceptional property perfectly combines style, space, and setting—making it an ideal home for modern family living.

## **Denise White estate agent comments**

A beautifully presented four-bedroom semi-detached family home, ideally positioned on the ever-popular Ash Bank Road, on the outskirts of Werrington. This outstanding property has been renovated to an exceptionally high standard, offering stylish and versatile accommodation arranged over two floors—perfect for modern family living.

Upon arrival, the home immediately impresses with its attractive frontage, featuring anthracite windows, a welcoming porch, and off-road parking for multiple vehicles. A striking entrance hall sets the tone and leads into the heart of the home: an impressive kitchen diner spanning over 9 metres. This superb space is ideal for both everyday living and entertaining, with large doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living.

The kitchen is finished to an exceptional standard, showcasing dark shaker-style cabinetry, a comprehensive range of integrated appliances, and a large central island that creates a true social hub. Double doors lead through to a separate living room, complete with a stylish media wall, bespoke illuminated shelving, and a beautiful bay window to the front elevation.

The ground floor also benefits from a double bedroom with a contemporary en-suite shower room, offering flexible accommodation ideal for guests, multi-generational living, or home working.

To the first floor are three well-proportioned bedrooms, comprising two spacious doubles and a generous single, all enjoying pleasant open views. These rooms are serviced by a well-appointed family bathroom finished to a high standard.

Externally, the property continues to impress with a large rear garden, perfect for entertaining during the warmer months. A substantial patio area is accessed directly from the kitchen diner, leading onto an expansive lawn with open views across rolling hills. The garden further benefits from a

summer house and a useful workshop, offering excellent potential for further development or creative use.

This exceptional home combines high-quality finishes, generous living space, and a sought-after location, making it an ideal choice for families seeking a move-in-ready property on the edge of Werrington.

## **Location**

Werrington is a village in the Staffordshire Moorlands district of Staffordshire, ideally located within easy travelling distances to the road networks of the A50, A500 and M6 and about 5 miles (8 km) east of Stoke-on-Trent city centre. There is a village hall, a pharmacy, and two public houses. The quaint market towns of Leek and Cheadle are also within easy reach. The property is located on a most popular and highly regarded residential area close to the local amenities the village offers and local schools.

## **Entrance Area**

10'4" x 4'0" (3.17 x 1.24 )



Wood effect flooring. Wood door to the front aspect. Stairs to the first floor accommodation. Wall mounted radiator. Under stairs storage. Four inset spotlights. Opening into: –

## Open-Plan Kitchen Diner

30'3" max x 16'0" max (9.24 max x 4.90 max )



Continued wood effect flooring. Three wall mounted column radiators. A range of shaker style wall and base units with resin worktops above. Integrated beko oven, gas hob with extractor above, sink and drainer unit with mixer tap above, dishwasher, fridge freezer, wine cooler, integrated bins, washing machine, and tumble dryer. Breakfast bar with shaker style storage underneath. Three UPVC double glazed windows to the rear and side aspect. Double doors into living room. UPVC double glazed sliding doors to the rear aspect. UPVC door to the rear aspect. Pendant light above breakfast bar. Inset Spotlight.

## Living Room

10'10" max x (3.32 max x 4.46 into bay)



Fitted carpet. UPVC double glazed bay window to

the front aspect. Wall mounted radiator. Media wall with electric fire. Bespoke shelving built into alcoves with lighting. Inset spotlights.

## Bedroom One

10'0" max x (3.05 max x 5.48 max)



Fitted carpet. Wall mounted radiator. Two UPVC double glazed windows to the front and side aspect. Cupboard housing BAXI combination boiler. Inset spotlights. Access into: –

## Ensuite

5'4" x 7'10" (1.63 x 2.39 )



Tiled flooring. Low-level WC. Wall mounted ladder style towel rail. Wash hand basin with storage underneath. Walk-in shower cubicle with fitted bar shower. Extractor fan. Built-in cupboards. Inset spotlights.

## First Floor Landing



Fitted carpet. Obscured UPVC double glazed window to the side aspect. Ceiling light.

## Bedroom Two

13'1" x 11'0" (4.01 x 3.37 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

## Bedroom Three

10'11" x 11'0" (3.35 x 3.36 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear respect. Ceiling light.

## Bedroom Four

7'2" x 7'11" (2.20 x 2.43 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

## Bathroom

7'4" x 7'2" (2.26 x 2.20 )



Tiled flooring. Low-level WC. Wash hand basin with storage underneath. Wall mounted towel rail. Fitted bath with bar shower and glass shower screen above. Obscured UPVC double glazed window to the rear aspect. Extractor fan. Inset spotlights. Loft access.

## Outside



To the front of the home is large tarmac drive providing off road parking for multiple vehicles with paved steps which lead to the front door. There is gated side access to the rear of the home where there is a large detached workshop. Access from the kitchen and large doors from the dining area lead onto the stone patio perfect for entertaining or relaxing in the warmer months. Beyond, a well maintained lawn with mature borders backs on to fields behind with a delightful summerhouse.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No Upward Chain Involved

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Require A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **WE WON!**



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in

Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

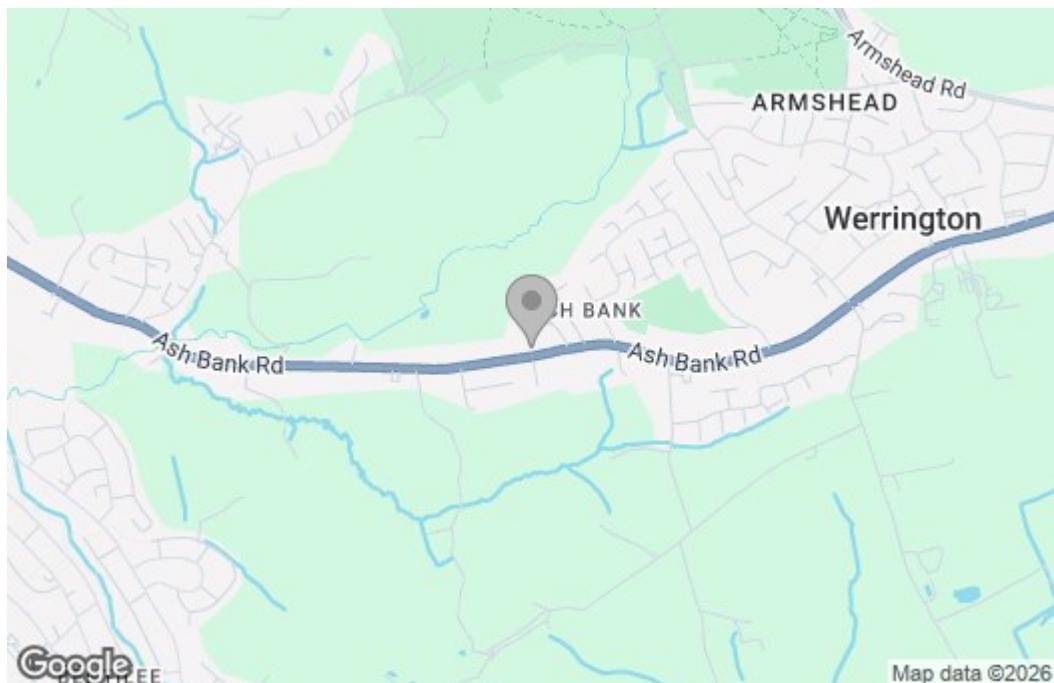
## Floor Plan



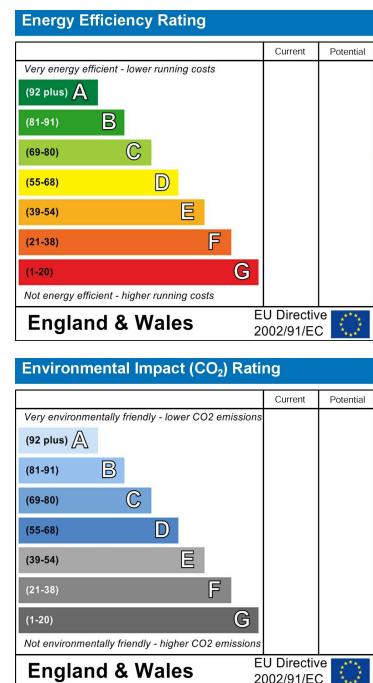
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Area Map



## Energy Efficiency Graph



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