Whittaker & Biggs Est. 1930
Rostons Group







503 Ash Bank Road, Werrington, Stoke-On-Trent, ST9 0DT

Asking Price £265,000

- Selling with NO CHAIN, offering the potential for a smooth and straightforward purchase.
- Spacious open-plan sitting and dining room, creating a sociable and versatile living space.
- Substantial driveway providing generous off-road parking for multiple vehicles.
- Immaculately presented semi-detached home, finished to an excellent standard throughout.
- Contemporary fitted kitchen featuring modern cabinetry, ample worktop space, and integrated cooking facilities.
- Detached garage and adjoining car port, offering excellent storage, workshop space, or additional covered parking.
- Three bedrooms, ideal for families, professionals, or those working from home.
- Stylish shower room fitted with quality modern fixtures and fittings.
- Located within a highly sought-after residential area, convenient for local amenities, schools, and commuter links.

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this semi-detached property, presenting an excellent opportunity for families and professionals alike. Boasting three bedrooms, this home offers ample space for comfortable living. The heart of the property is its spacious open-plan sitting and dining room, perfect for entertaining guests or enjoying family time.

The contemporary fitted kitchen is both stylish and functional, catering to all your culinary needs. Additionally, the property features a modern shower room, designed with comfort and convenience in mind.

Outside, the substantial driveway provides generous off-road parking for multiple vehicles, ensuring that parking is never a concern. The detached garage, along with the adjoining car port, offers excellent storage solutions, workshop space, or even additional covered parking for your convenience.

3 1 2 D

Council Tax Band: C





Location
Located in the ever-popular village of Werrington, this property enjoys countryside surroundings and everyday convenience. A range of local shops, schools, amenities and commuter links are all within easy reach, whilst beautiful Staffordshire Moorlands countryside and scenic walking routes can be enjoyed nearby. Combining a strong community atmosphere with excellent accessibility to both Leek and Stoke-on-Trent, Werrington continues to be one of the area's most sought-after residential locations.

Ground Floor

Porch
8'7" x 2'11"
UPVC double glazed door to the side aspect, UPVC double glazed windows to the frontage, UPVC double glazed window to the side aspect.

Hall
11'11" x 8'7"
Composite double glazed door to the frontage, UPVC double glazed window to the frontage, stairs to the first floor, radiator.

Sitting Room
15'7" x 10'8" not into bay
UPVC double glazed bay window to the frontage, electric fire, marble hearth and surround, radiator.

Dining Room
13'5" x 10'8"
UPVC double glazed patio doors to the rear, radiator, built-in storage cupboard.

Kitchen
10'3" x 8'7"
UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, units to the base and eye level, ceramic four-ring hob, Hotpoint electric fan-assisted oven and separate grill, extractor hood, composite sink and drainer, chrome mixer tap, cupboard housing the Baxi gas-fired combi boiler, inset ceiling spotlights, grey ladder radiator.

Shower Room
6'0" x 5'4"
UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fitments, rainfall showerhead, vanity wash hand basin, chrome mixer tap, low level WC, white ladder radiator, fully aqua boarded, extractor fan.

First Floor

Landing
8'7" x 4'6"
UPVC double glazed window to the side aspect.

Bedroom One
14'10" x 9'10"
UPVC double glazed window to the frontage, radiator.

Bedroom Two
13'3" x 10'4"
UPVC double glazed window to the rear, radiator, built-in storage cupboard.

Bedroom Three
8'8" x 8'6" max measurement
UPVC double glazed window to the rear, radiator, en-suite WC.

WC
4'5" x 4'1"
Vanity wash hand basin, chrome mixer tap, low level WC.

Externally
To the frontage, tarmacadam driveway suitable for multiple vehicles, area laid to lawn, fence and wall boundary, gated carport, garage.
To the rear, paved patio, area laid to lawn, gravelled area, fence and hedge boundary, timber shed.

Garage
Electric roller door, power and light, UPVC double glazed pedestrian door to the side aspect, UPVC double glazed window to the side aspect.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Boundary Disclaimer

The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.

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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

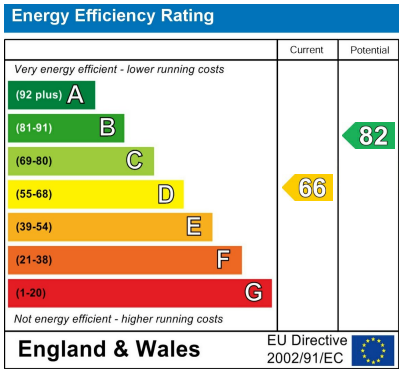


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