



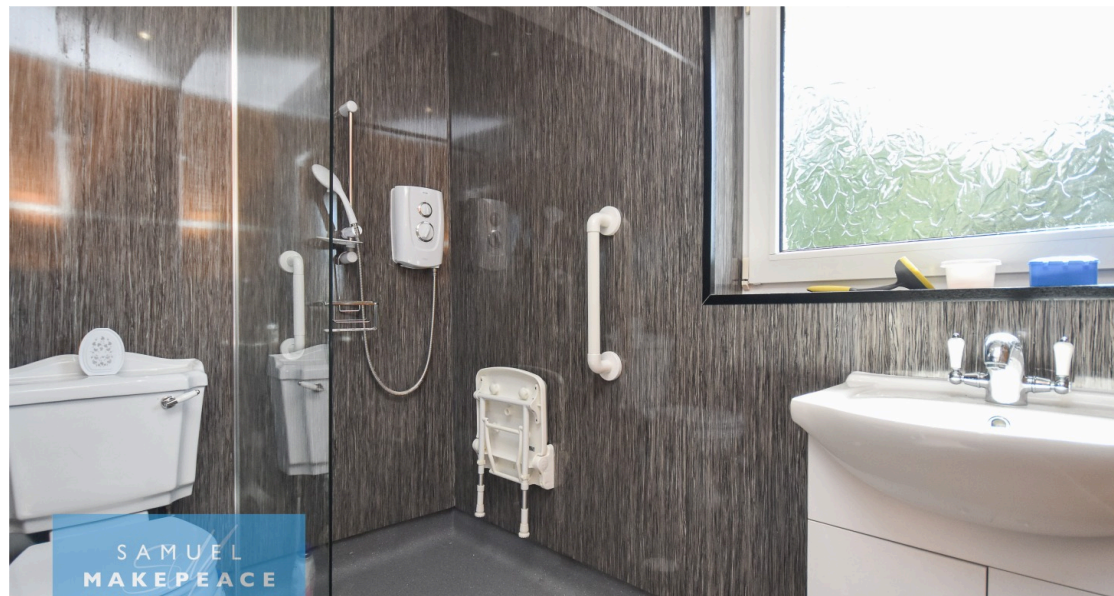
 **3**
Bedrooms

 **1**
Bathroom

 **2**
Receptions



- NO CHAIN THREE BEDROOM SEMI DETACHED FOR SALE
- LARGE LIVING ROOM/DINING ROOM
- FITTED KITCHEN WITH SPACE FOR APPLIANCES
- REAR HALL WITH STORAGE AND WC
- PATIO DOORS ONTO REAR GARDEN
- THREE GOOD SIZED BEDROOMS
- WETROOM
- LARGE ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- CALL SAMUEL MAKEPEACE TODAY



Lower Ash Road presents an exciting opportunity for buyers looking for a spacious home with plenty of potential, generous accommodation and the added advantage of being offered with **no upward chain**.

On arrival, the property benefits from a **large frontage** leading to the entrance porch and hallway. From here, you are welcomed into a spacious **open-plan living and dining area**, providing a flexible layout with plenty of room for both relaxing and entertaining. French doors open onto the rear garden and allow plenty of natural light to flow through the space.

The **kitchen and breakfast room** offers a good amount of space, with scope for the next owner to configure and personalise the room to suit their own requirements. A useful rear hallway provides additional storage potential and is complemented by a convenient ground-floor WC and further storage.

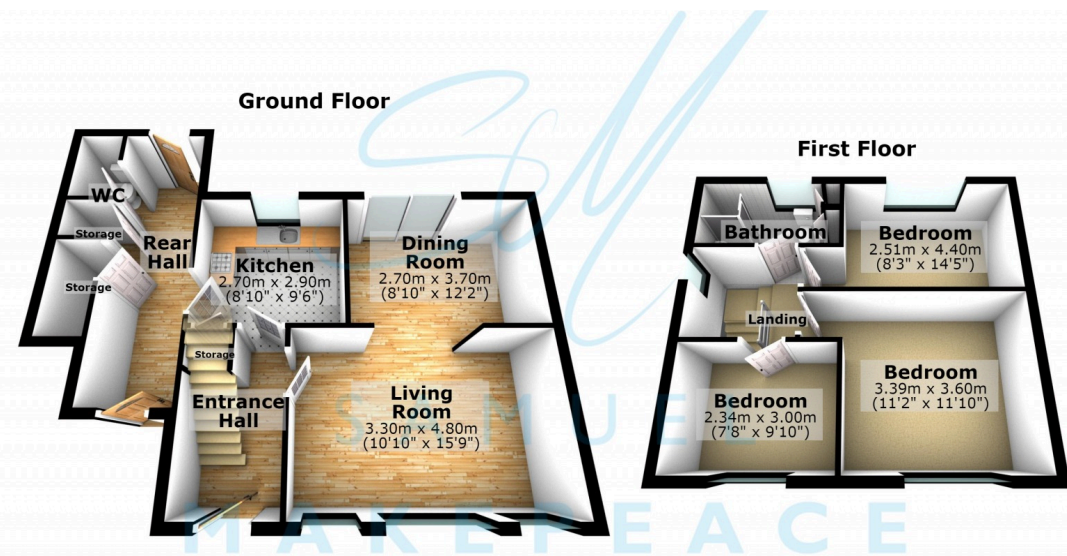
Upstairs, the property offers **three well-proportioned bedrooms**, along with a **generous family bathroom**, making this a practical home for families, first-time buyers or those looking for additional space.

One of the real highlights of the property is the **large rear garden**, offering plenty of room for seating, entertaining, children's play areas or further landscaping. There is also **potential to create off-road parking to the rear of the property**, subject to the necessary works, access and any relevant permissions.

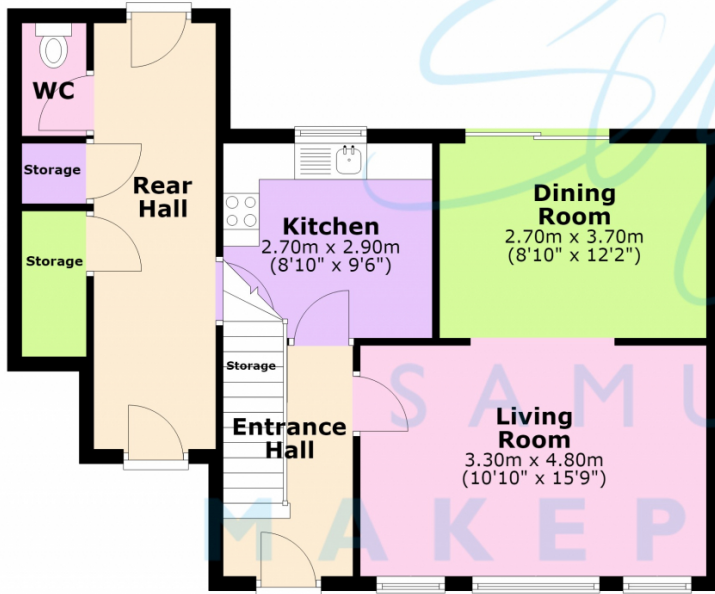
Overall, Lower Ash Road offers spacious accommodation, a sizeable rear garden, excellent potential and **no upward chain**. The property would benefit from renovation, giving the next owner a fantastic opportunity to put their own stamp on the home and create something tailored to their own style and needs.

Disclaimer:

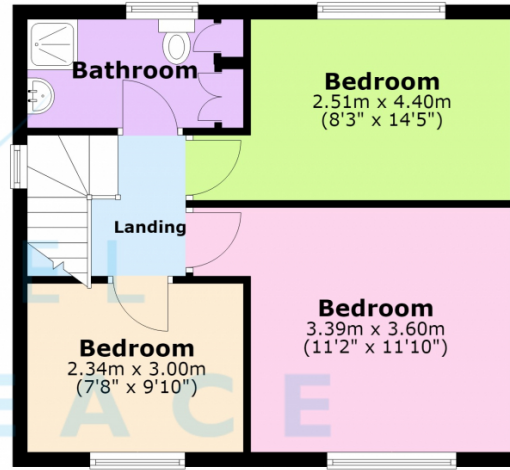
All property particulars are provided in good faith and are believed to be accurate to the best of our knowledge at the time of publication. Samuel Makepeace (Newcastle & Stoke) Ltd t/a Samuel Makepeace Bespoke Estate Agents cannot accept any responsibility for any errors, omissions, or misstatements. Prospective purchasers are advised to verify the details independently and should not rely solely on the information provided when making decisions. These particulars remain the property of Samuel Makepeace Bespoke Estate Agents Stoke on Trent, Newcastle Under Lyme & Alsager.



Ground Floor



First Floor



BESPOKE ESTATE AGENTS

Total area: approx. 96.2 sq. metres (1035.5 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Kidsgrove, ST7

Scan me for more info



