

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



24 Ash Bank Road, Ash Bank, Stoke-On-Trent, ST2 9DR

£220,000

- Prestige Ashbank Location!
- Extensive Car Parking Space
- Overlooks Open Countryside
 - Combi Boiler
- Three Bedrooms
- South Facing Garden
 - Re-Roofed
- GF Shower Room And FF Bathroom

AN EXCELLENT PROPERTY AND AN ASH BANK ADDRESS!

Consider making your next move to this very well-maintained semi-detached house in a prestige Ashbank location!

Lots of car parking space in the tarmac driveway at the front of the house combines with a delightful south-facing rear garden backing onto open countryside and extensive and impressive accommodation to make for an enticing prospect.

Meticulous maintenance by the present owner has been responsible during his ownership for re-roofing as well as regular servicing of the gas combi boiler and the installation of new internal doors and a properly installed multi-fuel stove in the lounge.

As well as a family bathroom on the first floor there is also a well-equipped ground floor shower room and a family-sized kitchen with an excellent range of units as well as space for a table and chairs.

Combine all this with outside lighting, useful storage sheds with power and a property that really is ready to move into and to enjoy.

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Radiator. Grey laminate look vinyl flooring. Stairs to the first floor. Door into the...

LOUNGE

21'3 x 11'5 + alcove (6.48m x 3.48m + alcove)

Fitted carpet. Two radiators. UPVC double glazed bay window with fitted vertical blinds. Feature room height rustic brick chimney breast and fireplace with a multi-fuel stove. Spotlights. Arch alcove with UPVC double glazed window with fitted vertical blinds. Under stairs storage cupboard.

KITCHEN WITH DINING SPACE

12'8 x 12'3 (3.86m x 3.73m)

Tiled floor and part tiled walls. Range of wall cupboards and base units with a paint finish and concealed lighting. There is an impressive gas range cooker with a stainless steel hood and an integrated Bosch dishwasher. Plumbing for washing machine. Radiator.

REAR HALL

Grey laminate look vinyl flooring. Plumbing for washing machine. Radiator. Wall mounted Worcester combi boiler. Wall cupboard and work surface. UPVC double glazed window with fitted vertical blinds. UPVC double glazed rear door.

SHOWER ROOM

6'3 x 4'4 (1.91m x 1.32m)

Grey laminate look vinyl flooring. Tiled walls. White suite consisting of a low level wc, pedestal wash basin and room width walk in shower. Spotlights. Stainless steel centrally heated towel rail. UPVC double glazed window with fitted blind. Extractor. Shaver socket.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted vertical blinds. Access to the loft.

BEDROOM ONE

12'1 x 9'8 (3.68m x 2.95m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO

9'6 x 8'4 (2.90m x 2.54m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

6'7 min x 5'7 max (2.01m min x 1.70m max)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

6'10 x 6'8 (2.08m x 2.03m)

Grey laminate look vinyl flooring. Part tiled walls. White suite consisting of a panelled bath with shower over, wash basin and low level wc. Spotlights. Extractor. Radiator. UPVC double glazed window with fitted blind.

OUTSIDE

There's space to park several cars on the tarmac driveway at the front of the house whilst to the rear you'll find a lovely and extensive south facing garden with a very large paved patio, three large sheds with power, a delightful lawn, fruit trees and shrubs and countryside beyond. There is also an outside tap and power socket.





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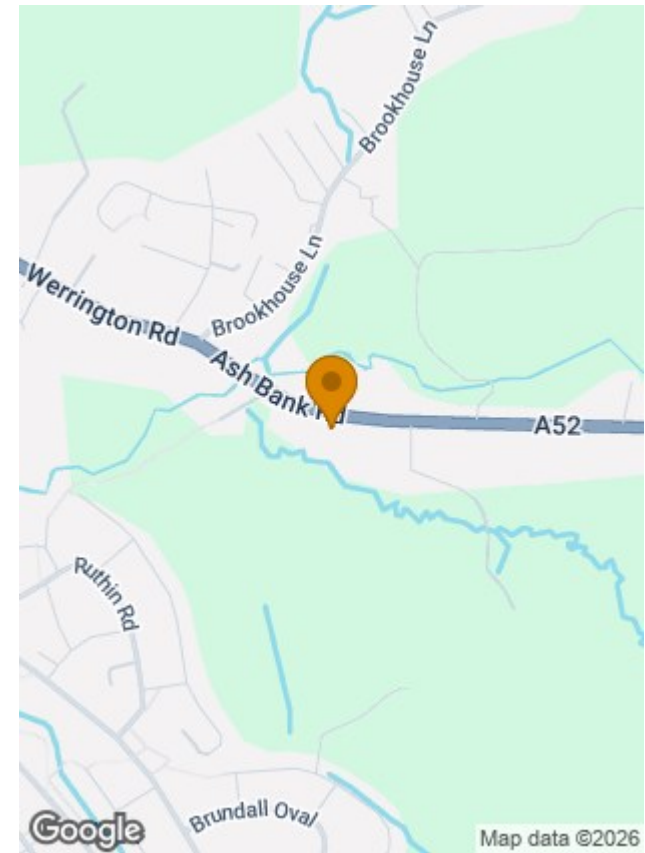


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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