

Ash Bank Road Werrington Stoke-On-Trent ST2 9DU



**Offers In The Region Of £425,000**

## Ash Bank Road, Werrington, Stoke-On-Trent, ST2 9DU

When it comes to outstanding properties, this one will be top of the list  
A stunning property on Ash Bank that is not be missed!  
Just like a SHOW HOME its gorgeous inside and out  
I'm sure you will agree with me, of that I have no doubt  
Entrance hall ,WC, dining/lounge/sitting room, utility and breakfast kitchen  
Three bedrooms & family bathroom to relax in  
Extensive garden to enjoy and a location to admire  
This is a property with everything you desire!  
So don't waste a minute, call us now to view  
The team at Debra Timmis are waiting to arrange this for you!

Nestled in the desirable area of Ash Bank Road, this impressive extended detached house offers a perfect blend of comfort and style. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious dining room, seamlessly flowing into the lounge and sitting room, creating an ideal space for both relaxation and entertaining.

The delightful fitted kitchen is well-equipped for culinary enthusiasts, complemented by a convenient utility room and a WC, ensuring practicality for everyday living. The property boasts three generously sized bedrooms, providing ample space for family or guests, along with a well-appointed family bathroom.

This home is enhanced by double glazing and central heating, ensuring warmth and energy efficiency throughout the year. Outside, you will find ample off-road parking, a valuable asset in this sought-after location. The extensive rear garden approximately 1/2 acre, perfect for enjoying the outdoors, whether for gardening, play, or simply unwinding in a tranquil setting.

Viewing of this remarkable property is highly recommended to fully appreciate its charm and potential. This house is not just a place to live; it is a wonderful opportunity to create lasting memories in a lovely community.

### Entrance Hall

Welcoming hallway with Upvc door and two double stairs off to the first floor. Stairs off to the first floor.

### Separate WC

4'9" x 2'10" (1.46 x 0.87)

Double glazed window to the side aspect. Low level WC and wash hand basin.

### Open-Plan Lounge/Dining/Sitting Area

Beautiful and spacious comprises;

### Dining Room

13'5" into bay x 11'11" (4.11 into bay x 3.65)

Double glazed bay window to the front aspect. Radiator. Double doors with access into lounge area.



### Lounge Area

12'11" x 11'11" (3.94 x 3.64)

Feature fireplace inset and hearth housing gas fire, Radiator. Open access into the Sitting Area.

### Sitting Area

10'5" x 9'10" (3.19 x 3.01)

Two double glazed windows. Double glazed French doors with access into the rear garden.

### Kitchen

13'4" x 7'15"2" (4.07 x 2.18)

Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Prestigious fitted kitchen with a range of contemporary wall and base units, integrated appliances include dishwasher and fridge. Space for cooker with extractor hood above. Belfast style sink with mixer tap. Part tiled splash backs. Useful storage cupboard. Two double glazed windows.

### Utility

9'3" x 6'11" (2.82 x 2.12)

Double glazed window to the rear aspect. Plumbing for automatic washing machine. Belfast style sink with mixer tap. Space for appliances. Radiator. Upvc door to the side aspect.

### First Floor

### Landing

Feature leaded/stained glass window to the side aspect. Loft access.

### Bedroom One

14'6" into bay x 11'11" into robe (4.44 into bay x 3.65 into robe)

Double glazed bay window to the front aspect. Radiator, Built-in wardrobes with sliding doors.



### Bedroom Two

12'11" x 11'10" (3.94 x 3.63)

Double glazed window. Radiator.

### Bedroom Three

9'4" x 7'5" (2.86 x 2.27)

Double glazed window. Radiator.

### Bathroom

7'6" x 7'3" (2.29 x 2.22)

Stylish white suite comprises, panel bath with shower mixer plus electric shower over, pedestal wash hand basin and low level WC. Double glazed window.

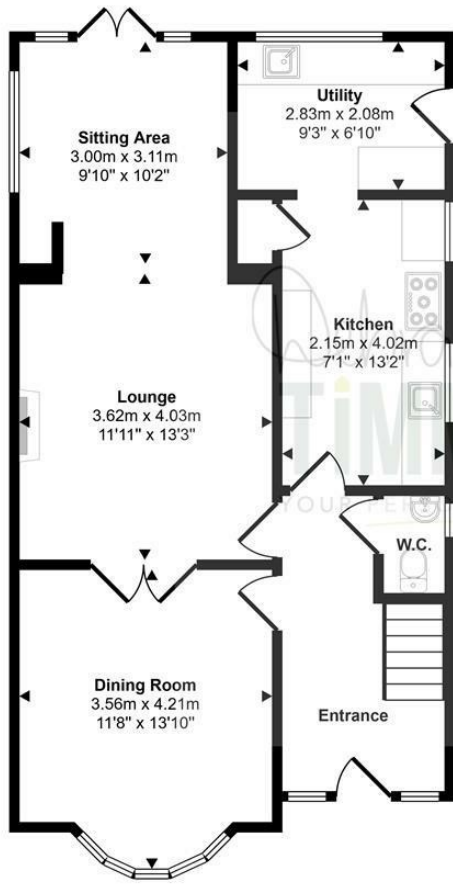


### Externally

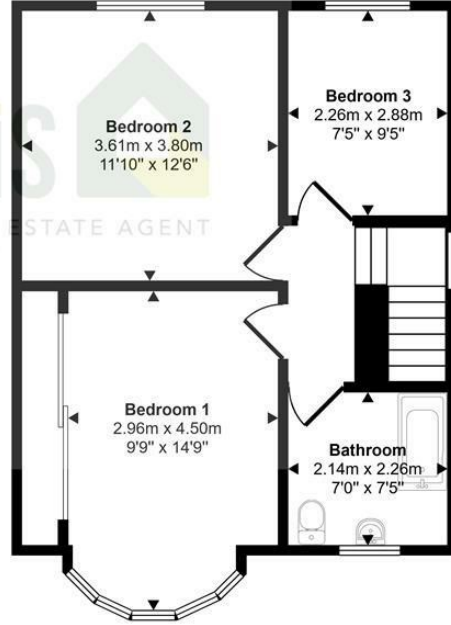
Gated access to the low maintenance frontage providing ample off road parking. Additional double gates with access to the garage sized workshop. Enclosed extensive rear garden, approximately 1/2 acre with open aspect. There is a large decked patio seating area. Garage size workshop.



Approx Gross Internal Area  
113 sq m / 1216 sq ft

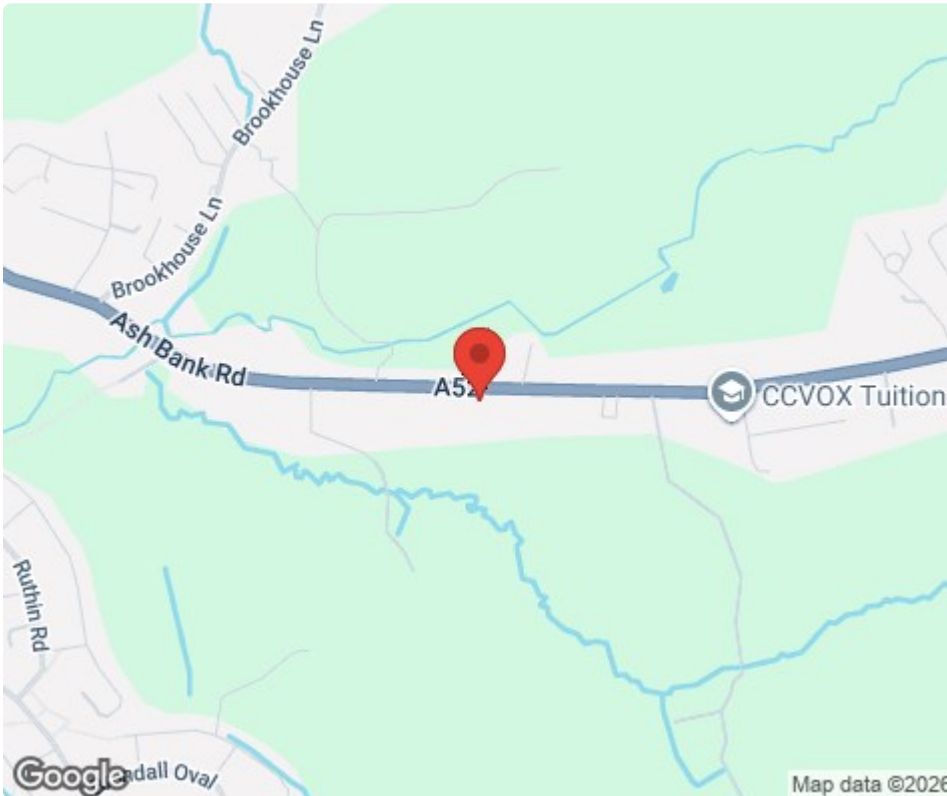


Ground Floor  
Approx 66 sq m / 710 sq ft



First Floor  
Approx 47 sq m / 506 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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