



404 Ash Bank Road, ST9 0JR

Guide price £240,000

PHONE LINES OPEN 9AM-9PM, MONDAY TO SATURDAY - SUNDAYS 10AM-2PM

****Guide Price of £240,000 to £260,000****

"A home is not just where you live, but where life happens."

A well-presented three-bedroom family home occupying an enviable corner plot in the popular area of Werrington, Staffordshire. Offering generous off-road parking, a single garage and gardens to both the front and rear, the property provides versatile living accommodation throughout. Ideal for families, first-time buyers and those looking for a home they can move straight into while gradually adding their own personal touch.

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Denise White Estate Agent Comments

A well-proportioned and versatile three-bedroom family home, occupying an enviable corner plot on Ash Bank Road in the popular area of Werrington. Offering generous off-road parking, a single garage, gardens to both the front and rear, and well-maintained accommodation throughout, this property represents an excellent opportunity for families, first-time buyers and those looking for a home with scope to make their own.

Upon entering the property, you are welcomed into a spacious entrance hallway, providing an immediate sense of space and offering access to the principal ground-floor accommodation. From here, the front-facing lounge provides a comfortable reception space, benefitting from a characterful curved bay window which allows plenty of natural light into the room and creates an attractive focal point.

Also accessed from the hallway is a convenient downstairs WC, thoughtfully positioned beneath the staircase and particularly useful for family life and visiting guests.

Continuing through the property, the accommodation opens into a versatile dining and sitting area, which enjoys an open-plan connection with the kitchen. This is a particularly adaptable part of the home, providing the flexibility to create a dedicated dining space, relaxed sitting room, snug or family area depending on the needs of the next owner. There is also exciting potential to further open up or extend into the kitchen area, subject to the necessary permissions, creating an even more impressive contemporary family living space.

The kitchen itself is finished to a good standard, with a range of fitted wall and base units, contrasting work surfaces and useful preparation and storage space. A window overlooking the rear garden brings natural light into the room while also providing a pleasant outlook. For those looking to gradually put their own stamp on the property, the kitchen and adjoining sitting/dining area offer an exciting opportunity to create a truly individual heart

of the home without compromising on the functionality already provided.

Moving upstairs, the first-floor landing gives access to three bedrooms and the family bathroom.

The principal bedroom is a generously proportioned double, offering ample space for a good range of bedroom furniture and benefitting from a pleasant outlook. Bedroom two is similarly well proportioned and provides a second comfortable double bedroom, making the property particularly suitable for growing families.

Bedroom three offers excellent versatility. While perfectly suited to a comfortable single bedroom, it could equally be utilised as a home office, nursery, dressing room, hobby room or occasional guest bedroom, depending on the requirements of the new owners.

Completing the first floor is the family bathroom, providing the essential facilities for modern family living.

Externally, the property is particularly appealing thanks to its excellent corner plot, offering considerably more outside space and flexibility than might initially be expected. To the front, there is a good-sized garden area together with a substantial driveway providing plenty of off-road parking, leading to the property's single garage.

To the rear, the property benefits from a good-sized predominantly lawned garden, bordered by established fencing, mature planting and greenery. A paved patio area provides a practical space for outdoor seating, entertaining or simply enjoying the garden during the warmer months, while additional paved areas create useful pathways and further usable space around the property.

The garden is already a pleasant and relatively low-maintenance outdoor space, yet also offers scope for further landscaping and personalisation. Keen gardeners could introduce additional planting, borders or seating areas, while those seeking

something simpler can enjoy the existing lawn and patio arrangement with comparatively little upkeep.

Overall, the property offers a spacious, adaptable and well-maintained family home, combining generous accommodation with an enviable corner position, excellent parking and substantial outdoor space. With the property ready to move straight into while still offering plenty of opportunity to personalise over time, it provides an excellent foundation for its next owners to create a home that genuinely works around their lifestyle.

Location

Werrington is a highly desirable village on the eastern outskirts of Stoke-on-Trent, offering an attractive blend of village charm and modern convenience. Popular with families, professionals and retirees, the village benefits from a range of everyday amenities including local shops, public houses, healthcare facilities and community groups, all contributing to its welcoming atmosphere.

The village is particularly well regarded for its schooling, with Werrington Primary School serving younger children and Moorside High School providing secondary education nearby. A variety of additional schooling options are also available within the surrounding area.

Surrounded by beautiful Staffordshire countryside and with excellent access to Stoke-on-Trent, Leek and the Peak District, Werrington offers an appealing lifestyle combining convenience, community spirit and outdoor recreation.

Why We Love This Home!

There is so much to like about this home, particularly its combination of space, versatility and potential. From the moment you arrive, the corner plot gives the property a sense of space that continues throughout the accommodation and into the gardens.

Inside, the home is clean, well presented and ready to move straight into, meaning there is no need to take on a major project before enjoying it. Instead,

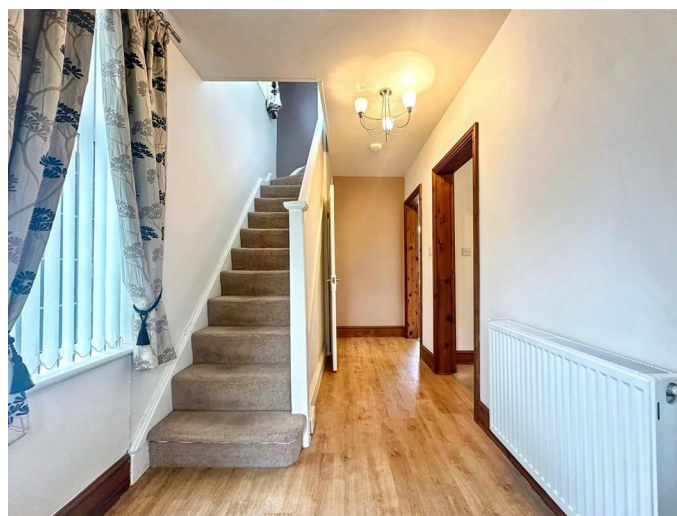
the new owners can settle in and gradually make their mark, updating and improving each room at their own pace.

We particularly love the versatile dining and sitting area alongside the kitchen. Whether you want a formal dining space, a relaxed family room, a cosy snug or even something more open-plan in the future, there are plenty of possibilities here.

And then there is the outside space. The corner position really comes into its own, with gardens to both the front and rear, a substantial driveway and a garage. The rear garden already provides a great balance of lawn and patio, but there is plenty of scope for the next owners to landscape it further and create their own ideal outdoor space.

Ultimately, this feels like a home that can grow with its owners – perfectly liveable from day one, but with enough flexibility and potential to gradually transform it into a standout family home.

Entrance Hallway



WC



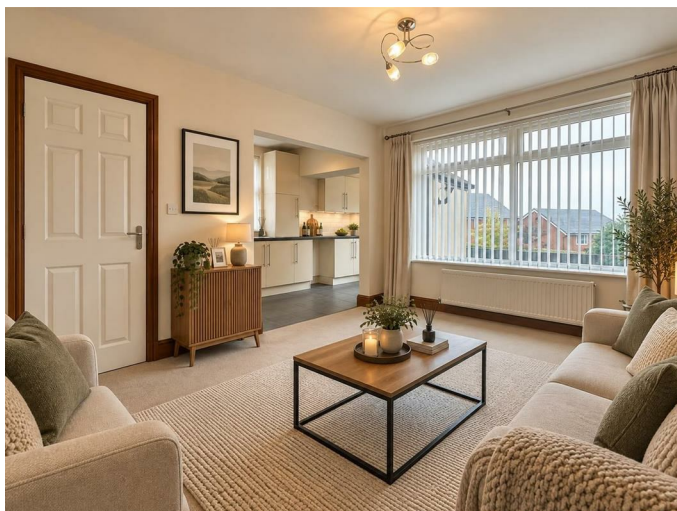
Lounge

13'9" x 10'3" (4.21 x 3.14)



Sitting Room

11'11" x 10'3" (3.65 x 3.14)



Kitchen

17'3" x 5'9" (5.26 x 1.76)



First Floor Landing

Bedroom One

12'0" x 10'3" (3.68 x 3.13)



Bedroom Three

6'4" x 6'3" (1.94 x 1.92)



Bedroom Two

11'1" x 10'5" (3.40 x 3.19)



Bathroom

8'2" x 6'3" (2.49 x 1.92)



Garage

Outside



A particularly attractive feature of this property is the generous corner plot, providing an excellent amount of outside space and a degree of flexibility rarely associated with a typical three-bedroom home.

To the front, a substantial driveway provides ample off-road parking and leads to the property's single garage, while the lawned garden and established borders add a pleasant green aspect to the frontage.

The rear garden provides a lovely extension of the living accommodation, with a predominantly lawned area bordered by fencing and mature greenery. A paved patio area runs alongside the property and provides an ideal setting for outdoor furniture, barbecues and summer entertaining, with additional paved sections and pathways making the garden both practical and accessible.

The garden is already manageable and relatively low maintenance, whilst offering plenty of opportunity for those who want to put their own creative stamp on the outside space. Whether creating defined seating areas, introducing additional planting or simply maintaining the existing lawn, there is plenty here to work with.

Combined with the generous frontage, excellent parking and garage, the outdoor space is another major selling point of this versatile Werrington home.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

Please note; some images used in this listing have been enhanced using CGI for display purposes only.

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



"Work hard. Stay humble. Always be kind" – Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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!

Property To Sell?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll

showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Do You Need A Mortgage?

Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

Buyer 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



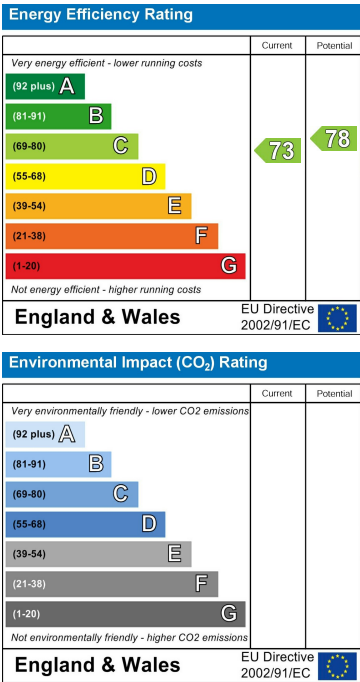
Ground Floor
Approx 42 sq m / 456 sq ft

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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.