



196 Ash Bank Road, Werrington, ST2 9EB

Guide price £200,000

****GUIDE PRICE £200,000 to £225,000****

Located on Ash Bank Road in Werrington, this well-proportioned three-bedroom semi detached home offers flexible accommodation with a useful loft room and additional ground-floor space currently used as a gym. The property features three double bedrooms, open-plan lounging dining space, a galley-style kitchen and private driveway parking. With a good-sized rear garden and scope for some cosmetic updating, the property offers a practical home with plenty of potential.

Denise White Estate Agent Comments

Located on Ash Bank Road in the popular area of Werrington, this three-bedroom semi detached property offers well-proportioned and versatile accommodation, with the added benefit of a useful loft room and further adaptable space to the ground floor.

Approached via a private driveway with parking for two to three vehicles, the property opens into a small entrance porch and purpose-built boot room, leading through to the main entrance hall with a convenient downstairs WC. From here, the dining room flows openly into a spacious lounge, creating a comfortable reception area for everyday living and entertaining. An inner hallway then leads through to the practical galley-style kitchen, with access also provided to the integral garage/carport and a separate room currently utilised as a gym, which could alternatively lend itself to a home office, hobby room or additional reception space, subject to the necessary alterations.

To the first floor are three generously proportioned double bedrooms, with bedrooms one and two benefiting from fitted wardrobe storage, alongside a family bathroom and separate WC. From the landing, a further staircase leads to the loft room, which is a particularly useful addition to the accommodation. Featuring two Velux windows and good floor space, it could serve as a home office, playroom or hobby space.

Externally, the rear garden provides a good amount of outdoor space, with a paved patio ideal for seating and the remainder laid predominantly to lawn. The property is generally well proportioned but would benefit from some cosmetic updating in places, offering an incoming purchaser the opportunity to refresh the accommodation and make it their own. Overall, it is a practical and flexible home with considerably more usable space than its initial three-bedroom layout might suggest. A viewing is highly recommended to appreciate all this property has to offer.

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.

Entrance Hall

8'3" x 4'8" (2.54 x 1.44)

Composite door to the front aspect. Laminate flooring. Radiator. Ceiling light. Doors leading into:

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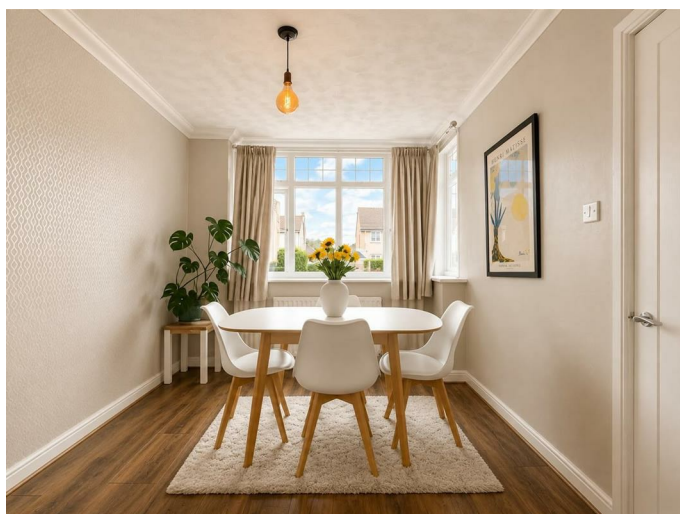
WC

4'6" x 4'4" (1.39 x 1.34)

Fitted with a low-level WC and wash hand basin. Obscured uPVC window to the front aspect. Ceiling light.

Dining Room

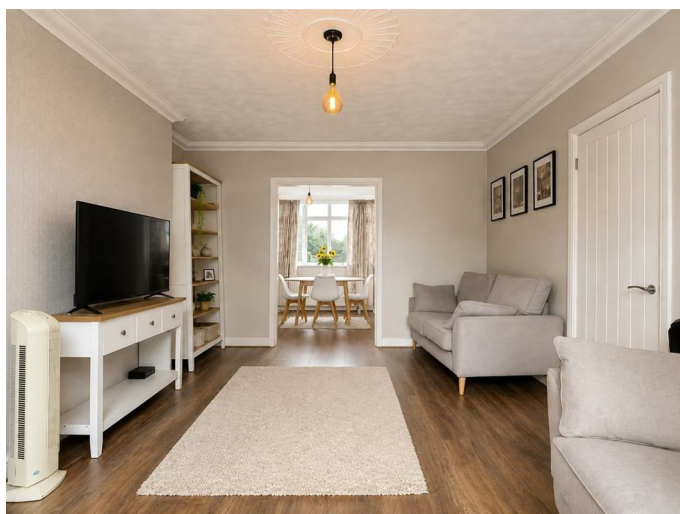
10'6" x 8'11" (3.22 x 2.73)



Laminate flooring. Radiator. uPVC box bay window to the front aspect. Ceiling light. Opening into:-

Lounge

15'10" x 12'1" (4.84 x 3.69)



Laminate flooring. Radiator. uPVC window to the rear aspect. Ceiling light. Door leading into : -

Inner Hall

6'7" x 5'0" (2.01 x 1.53)



Laminate flooring. Radiator. Composite door leading to garage. Stairs leading to first floor accommodation. Ceiling light.

Kitchen

9'1" x 6'6" (2.77 x 1.99)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel drainer sink unit with mixer tap. Integrated fridge freezer, oven, microwave and electric hob with extractor hood over. Plumbing for washing machine. Laminate flooring. uPVC window to the side aspect. Ceiling light.

First Floor Landing

Carpet. uPVC window to the rear aspect. Stairs leading to the loft room. Ceiling light. Doors leading into: -

Bedroom One

12'7" x 10'4" max into robes (3.86 x 3.15 max into robes)



Carpet. Radiator. Fitted wardrobes. uPVC window to the front aspect. Ceiling light.

Bedroom Two

12'2" x 10'3" (3.71 x 3.14)



Carpet. Radiator. uPVC window to the rear aspect. Fitted wardrobes. Ceiling light.

Bedroom Three

9'8" x 8'9" (2.96 x 2.67)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light. Fitted wardrobes.

Bathroom

5'7" x 5'6" (1.72 x 1.68)



Fitted with a suite comprising of bath with rainfall shower and pedestal wash hand basin. Vinyl flooring. Heated towel rail. Obscured uPVC window to the side aspect. Ceiling light.

WC

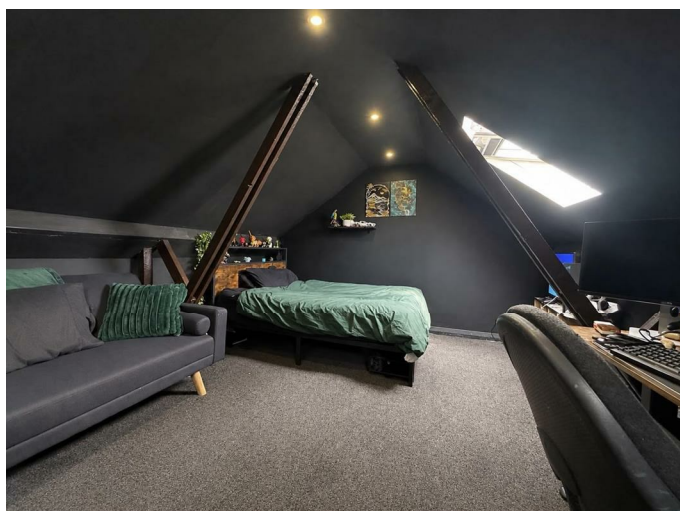
4'5" x 3'0" (1.35 x 0.93)

Fitted with a Low level WC and wash hand basin. Radiator. Obscured uPVC window to the side aspect. Ceiling light.

Second Floor

Loft Room

19'2" x 11'5" (5.86 x 3.49)



Carpet. Two Velux windows to the rear aspect. Ceiling lights.

Carport

7'8" x 36'8" max (2.36 x 11.19 max)

Up and over garage door. Door leading into:-

Gym

17'5" x 7'8" (5.32 x 2.36)



uPVC window to the side aspect. Ceiling light.

Outside

To the front, the property is approached via a private driveway providing a good amount of off-road parking, with space for approximately two to three vehicles.

The rear garden is a good-sized outdoor space, comprising a paved patio area providing a suitable seating and entertaining area, with the remainder predominantly laid to lawn. The garden offers a useful amount of outside space and scope for further landscaping according to the purchaser's preferences.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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 is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an

important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

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 Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

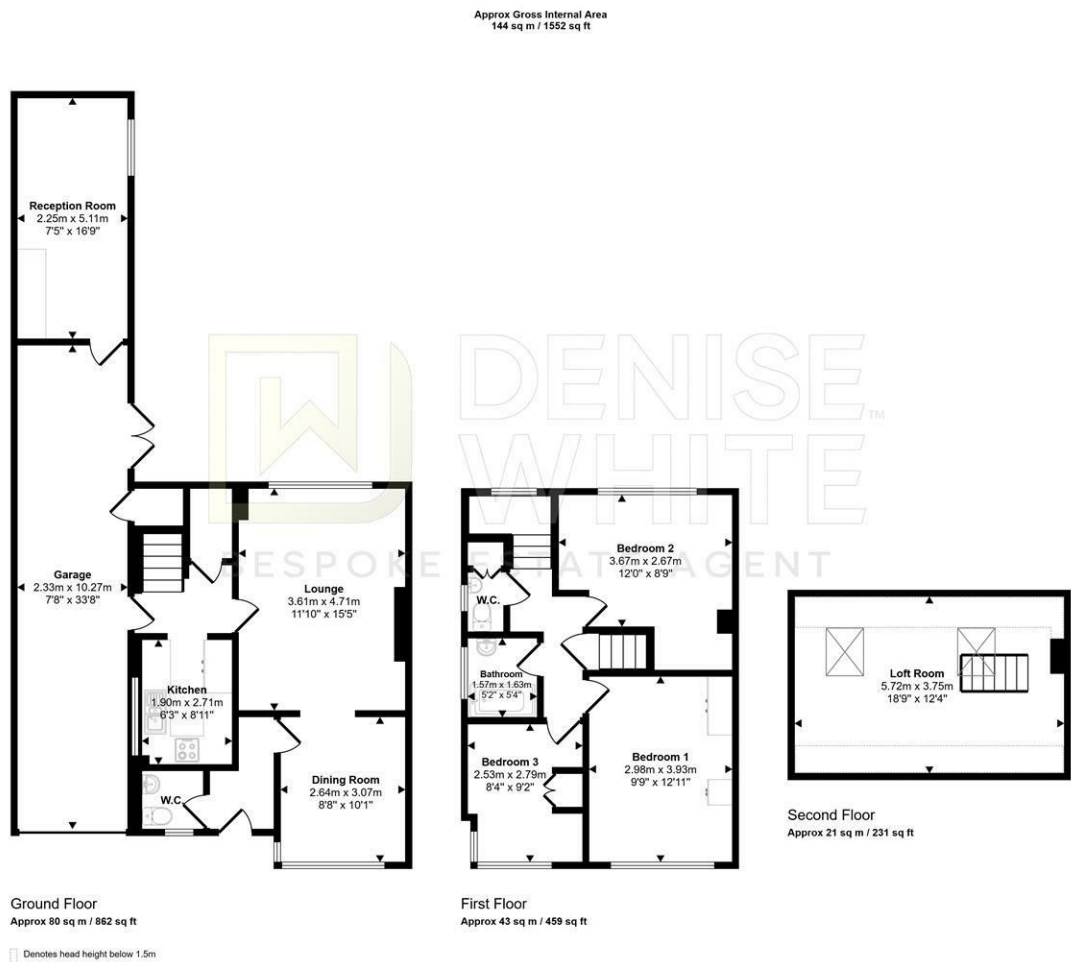
Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

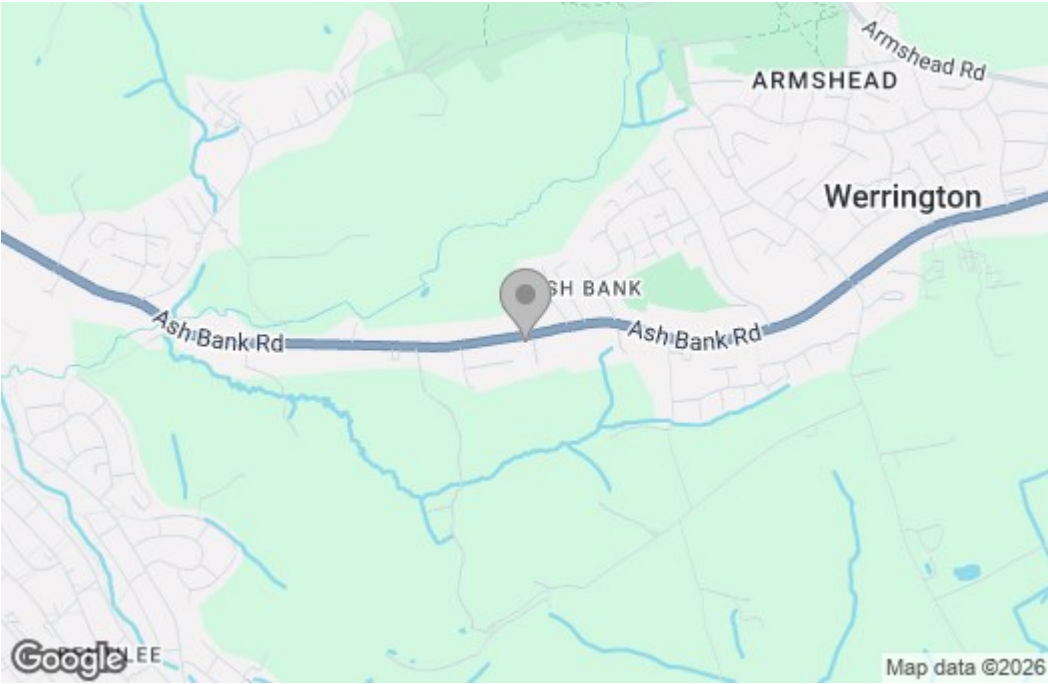
Buyer ID Checks

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.

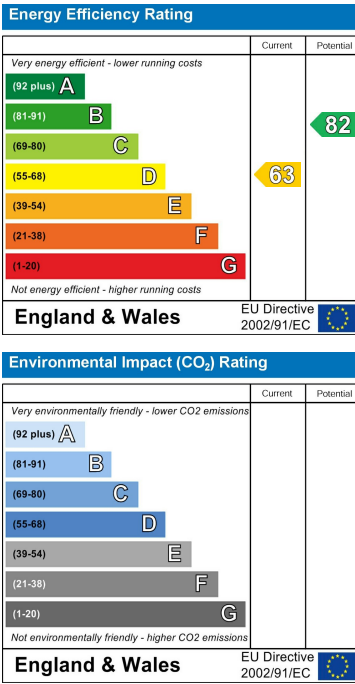
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.