



115 Ash Bank Road

Werrington, Stoke-On-Trent, ST2 9DS

When searching for your dream home the word "Compromise" should not enter your vocabulary! I am delighted to say that this superb semi detached residence, on Ash Bank Road, the word "compromise" is left firmly at the entrance door. Immaculately presented and finished to the highest of standards throughout, this extremely spacious semi detached home will literally have you lips mouthing WOW at the open of each door! From the impressive open plan breakfast kitchen/family room complete with bi-fold doors and log burner, to the snug second reception room with exposed brick fireplace its clear to see that no expense has been spared by its current owners. The accommodation is complete with three fantastic sized bedrooms and a good sized family bathroom complete with bath and seperate walk in shower unit. Externally there is ample off road parking to the front and access to a garage currently set up as a home gym. To the rear the garden is fully landscaped with an Porcelain patio with open views and lawn with composite decking. Located in the popular area of Werrington close to local amenities and schooling. To be honest the pictures will do the talking on this for me, so there is nothing else left for me to say. Book a viewing early to avoid disappointment.

£270,000

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- STUNNING SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LANDSCAPED REAR GARDEN WITH OPEN VIEWS
- MODERN OPEN PLAN BREAKFAST KITCHEN/FAMILY ROOM
- CONTEMPORARY BATHROOM SUITE WITH WALK IN SHOWER
- POPULAR LOCATION
- SNUG LOUNGE WITH BOW WINDOW
- TARMACADAM DRIVEWAY & GARAGE/GYM
- CLOSE TO LOCAL AMENITIES.

GROUND FLOOR

Entrance Hall

13'8" x 6'9" (4.17 x 2.08)

The property has a composite entrance door to the front aspect coupled with double glazed windows to the front. A bespoke staircase leads to the first floor with glass balustrade. Radiator.

Cloakroom

4'8" x 2'3" (1.44 x 0.70)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and vanity hand wash basin. Ceiling spotlights.

Lounge

13'10" x 11'2" (4.22 x 3.41)

A double glazed bow window overlooks the front aspect. Fitted shelving and storage cupboards in to alcoves with an exposed open brick fireplace. Radiator.

Open Plan Breakfast Kitchen/Family Room

20'0" x 14'5" (6.12 x 4.41)

An open plan breakfast kitchen/family room with double glazed bi-fold doors opening out onto the rear garden coupled with a double glazed window to the rear and side aspect. The kitchen area is fitted with a range of wall and base

storage units with inset stainless steel sink unit and side drainer.

Coordinating work surface areas and partly tiled walls. Integrated appliances include a double electric oven with hob and cooker hood, fridge/freezer, washing machine, microwave and dishwasher. Breakfast bar. Vertical height radiator. Log burner and television point.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. A bespoke staircase leads from the ground floor with glass balustrade. Ceiling spotlights.

Bedroom One

12'1" x 9'2" (3.70 x 2.81)

A double glazed window overlooks the rear aspect. Fitted wardrobes and storage cupboards. Ceiling spotlights and radiator. Television point.

Bedroom Two

14'8" x 9'3" (4.49 x 2.82)

A double glazed bow window overlooks the front aspect with fitted blinds. Fitted wardrobes. Ceiling spotlights and radiator.

Bedroom Three

8'0" x 6'11" (2.46 x 2.11)

A double glazed window overlooks the front aspect. Loft access hatch. Radiator.

Bathroom

8'2" x 8'2" (2.50 x 2.50)

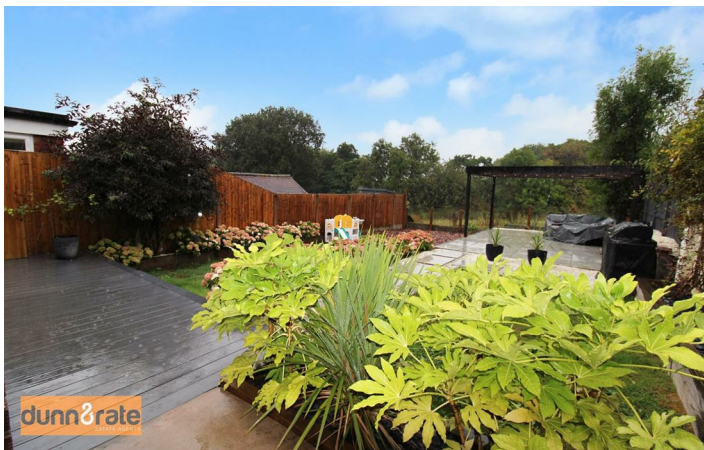
A double glazed window overlooks the rear and side aspect. Fitted with a suite comprising bath, low level W.C, vanity hand wash basin and walk in shower unit with waterfall shower head. Fully tiled walls and flooring. Ceiling spotlights, extractor fan and ladder style towel radiator.

EXTERIOR

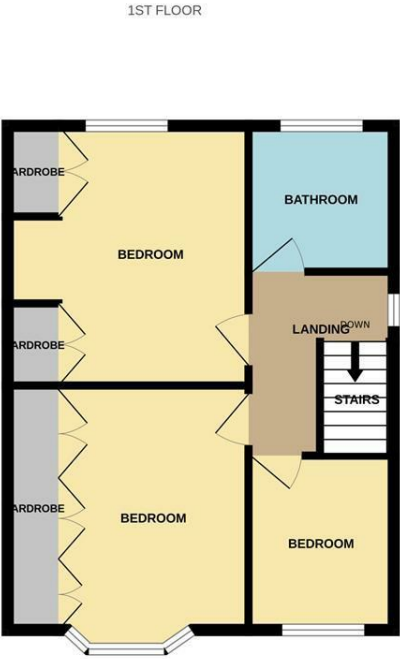
To the front the property has a tarmacadam driveway with access to the garage. To the rear the property is fully enclosed with an open outlook over fields. There is a composite decked seating area with a paved pathway leading to an Porcelain patio with wooden pergola. Lawned area and flower bed borders.

Garage/Gym

Electric roller door to the front and double glazed access door to the rear. Power and lighting. Currently set up as a home gym.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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