



## 6 Ash Way, Werrington, Stoke-On-Trent, ST2 9DZ

Offers In Excess Of £335,000

- Extended three bedroom semi detached home
- Utility/WC Room
- Cul de sac location
- Immaculately presented throughout
- Impressive rear garden
- Two reception rooms
- 23ft kitchen/dining room
- Driveway to the front
- Garage

# 6 Ash Way, Stoke-On-Trent ST2 9DZ

Nestled in the tranquil cul-de-sac of Ash Way, Werrington, this substantial three-bedroom semi-detached home offers a perfect blend of space and modern living. Upon entering, you are greeted by a large hallway that sets the tone for the rest of the property. The ground floor boasts two inviting reception rooms, ideal for both relaxation and entertaining, alongside a convenient WC/utility room.

The heart of the home is undoubtedly the impressive 23ft dining kitchen, which provides ample space for family gatherings and culinary adventures. This area seamlessly connects to the impressive rear garden, a delightful outdoor space perfect for enjoying sunny days or hosting barbecues.

The first floor features three well-proportioned bedrooms, providing comfortable accommodation for families or guests. The contemporary bathroom is a true highlight, featuring a luxurious roll-top bath and a stylish shower enclosure, ensuring a relaxing retreat at the end of the day.



Council Tax Band: C



### **Hallway**

Upvc double glazed door and windows to the front, traditional style radiator, stairs to the first floor, cornicing, inset down lights.

### **Sitting/Dining Room**

10'10" x 10'4" plus bay

Oval double glazed bay window to the front, UPVC oval radiator, feature fireplace, brick surround, tiled hearth, gas fire, cornicing.

### **Living Room**

20'8" x 10'7" into recess

UPVC double glazed French doors to the rear, two radiators, feature open fireplace, bricks surround, tiled hearth, cornicing.

### **Breakfast Kitchen**

11'8" x 9'4"

Range of fitted units to the base and eye level, stainless steel 1 1/2 sink with chrome mixer tap and drainer, inset down lights, two radiators, cornicing, UPVC double glazed French doors to the rear, space for free standing fridge/freezer, Rangemaster cooker, gas hob, electric grill/oven, integral fridge, integral dishwasher, display cabinets with lighting, pantry store off, WC/Utility off.

### **Utility/WC**

6'9" x 4'7"

Low level WC, vanity wash and basin with a chrome mixer, tiled splash back, built in cupboard with space for a washing machine and dryer, loft access, cupboard housing Ideal gas fired boiler.

### **First Floor**

### **Landing**

Inset downlights, UPVC double glazed window to the side, radiator.

### **Bedroom One**

14'0" x 10'10"

UPVC double glazed window to the rear, radiator, cornicing.

### **Bedroom Two**

10'10" x 10'2" plus bay

UPVC double glazed bay window to the front, built in storage and drawers, radiator, cornicing.

### **Bedroom Three**

9'4" x 6'5"

Radiator, UPVC double glazed window to the front, cornicing.

### **Bathroom**

14'0" x 6'5" max measurements

Feature wood beams, roll top bath on claw feet, floor mounted chrome mixer tap with shower attachment, built in system, vanity wash hand basin with chrome mix tap, storage beneath, walk in shower cubicle with chrome fitment, UPVC double glazed window to the side, heated towel rail, inset downlights, UPVC double glazed window to the rear, partly tiled, extractor.

### **Garage**

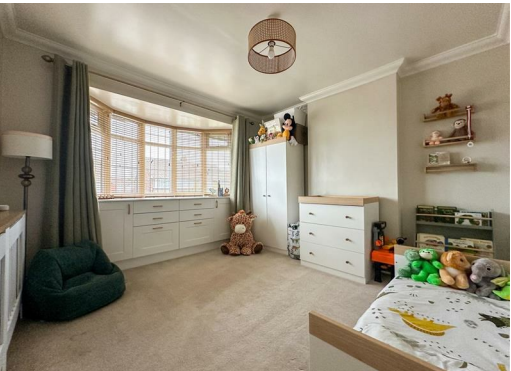
12'5" x 6'5"

Wood doors to the front, light, access to the rear.

### **Externally**

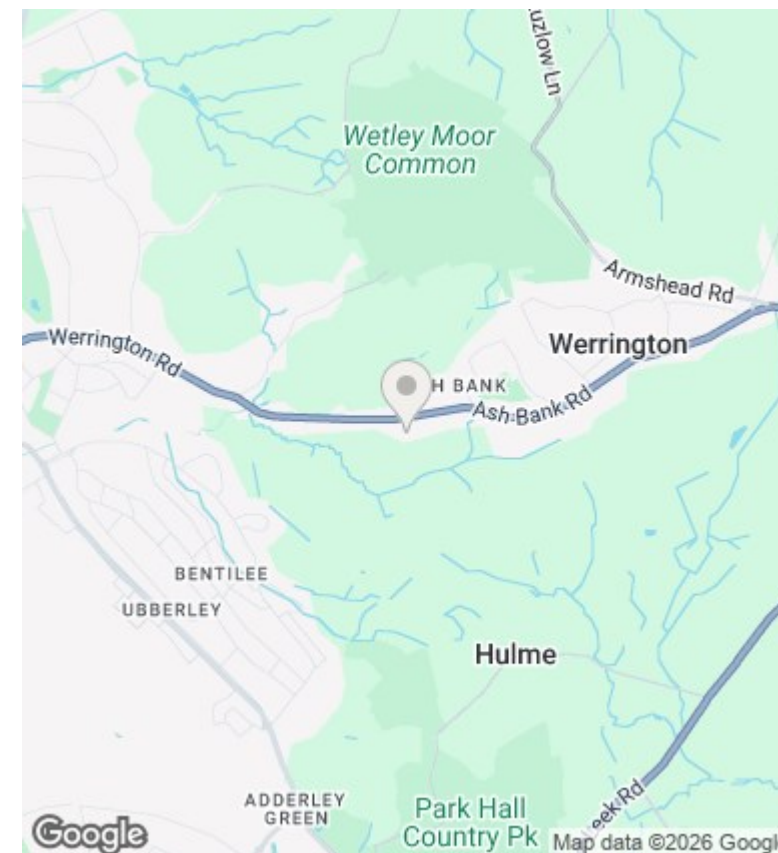
To the front, tarmacaden driveway, walled/hedged boundary, courtesy lighting. Sheltered passage to the side, with lighting, fenced boundary. To the rear, fenced boundary, indian stone patio area, area laid to lawn, pergola, decked area, raised well stocked borders, courtesy lighting.







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 misstatement. This plan is for guidance 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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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

| 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>                            |         | 75        |
| (55-68) <b>D</b>                            | 57      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |