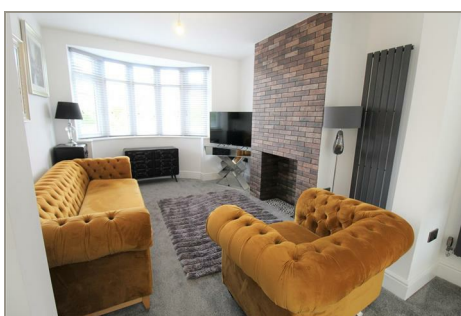




10 Ash Bank Road Werrington, Stoke-On-Trent, ST2 9DR

They say that Beauty killed the Beast! Well in the case of this traditional, refurbished semi detached property it truly is. With no corner left untouched this spacious semi is move in ready and has been completed to a high standard. Beautifully presented the accommodation boasts an open plan large lounge/diner/kitchen with bi-fold doors leading out on to the rear garden, fitted modern kitchen with integrated appliances, three bedrooms and contemporary family bathroom. Externally the property benefits from a huge rear garden, there is ample off road parking to the front and access down the side to a fully converted summerhouse complete with W.C. The rear garden is tiered and laid to patio with lawned areas and a decked seating area, framed with mature trees and a babbling brook to the rear of the garden. Located in the extremely popular area of Werrington, close to local amenities, excellent schooling and commuter links to the main town centre. No need for enchanted spells or talking candlesticks here just grab a bottle of champagne and two glasses to toast that you have found your dream home! Call today on 01782 789369.

Offers in excess of £245,000

10 Ash Bank Road

Werrington, Stoke-On-Trent, ST2 9DR



- STUNNING SEMI DETACHED
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION
- EXTREMELY SIZEABLE PLOT
- THREE BEDROOMS
- HUGE REAR GARDEN
- OPEN PLAN LOUNGE/DINING/KITCHEN
- FAMILY BATHROOM
- SUMMERHOUSE/BAR

GROUND FLOOR

Entrance Hall

13'7" x 5'10" (4.15 x 1.78)

To the front there is a double glazed window to the front aspect coupled with a double glazed window to the side. Stairs leading to the first floor. Tiled flooring. Radiator.

Open Plan Lounge/Dining Room/Kitchen

Lounge

24'4" x 10'9" (7.44 x 3.28)

A double glazed bay window overlooks the front aspect. Two vertical height radiators. Television point.

Dining Area

8'8" x 8'5" (2.66 x 2.59)

Double glazed bi-fold doors overlook the rear aspect with a velux skylight to the ceiling. Television point. Radiator.

Kitchen

16'5" x 8'5" (5.01 x 2.59)

A double glazed window overlooks the rear aspect with skylight to the ceiling. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas with tiled flooring. Integrated appliances include double electric

oven, four ring induction hob and cooker hood above, fridge/freezer, washer/dryer, dishwasher and microwave/grill. Vertical height radiator. Wall mounted combi boiler.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

11'11" x 10'10" (3.64 x 3.31)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Two

10'9" x 10'0" (3.28 x 3.06)

A double glazed window overlooks the rear aspect. Television point. Radiator.

Bedroom Three

8'8" x 5'9" (2.65 x 1.76)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

5'11" x 5'8" (1.81 x 1.73)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and ladder style radiator. Ceiling spotlights.

EXTERIOR

To the front there is a large block paved driveway leading down the side of the property with inset palm trees and gravelled borders. To the rear the property sits in an extremely sizeable plot. The garden is tiered and has a large paved patio with lawned area and summerhouse. The garden then steps down to a large decked area then further steps lead to tiered lawned area leading to a brook at the bottom end of the garden. The garden is enclosed by panelled fencing, side access gate and mature trees.

Summerhouse/Bar

20'2" x 8'4" (6.17 x 2.55)

Double glazed sliding doors lead out to the rear aspect coupled with two double glazed windows to the side aspect. Power and lighting. Plumbing and space for shower.

W.C

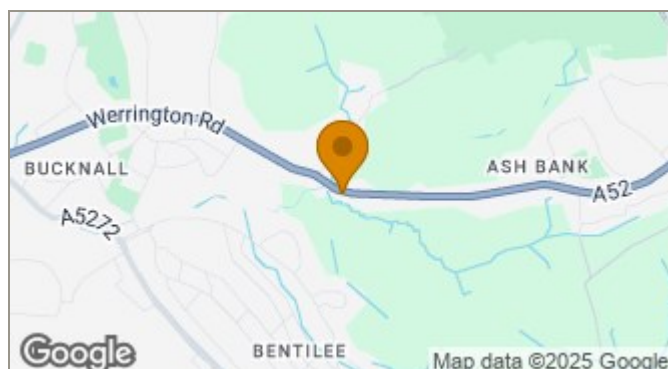
5'8" x 2'10" (1.75 x 0.87)

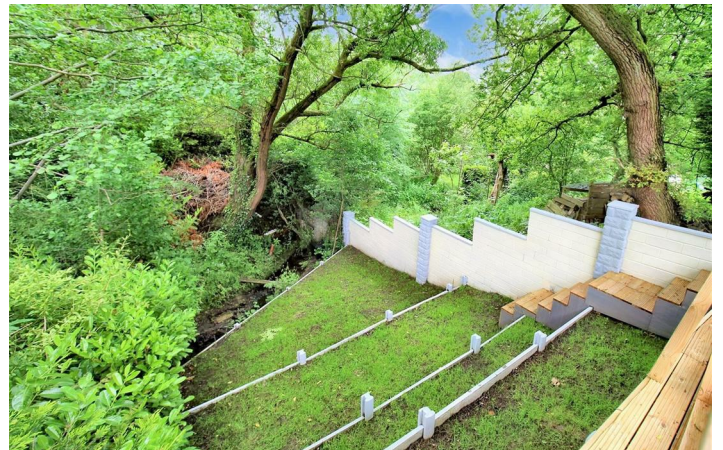
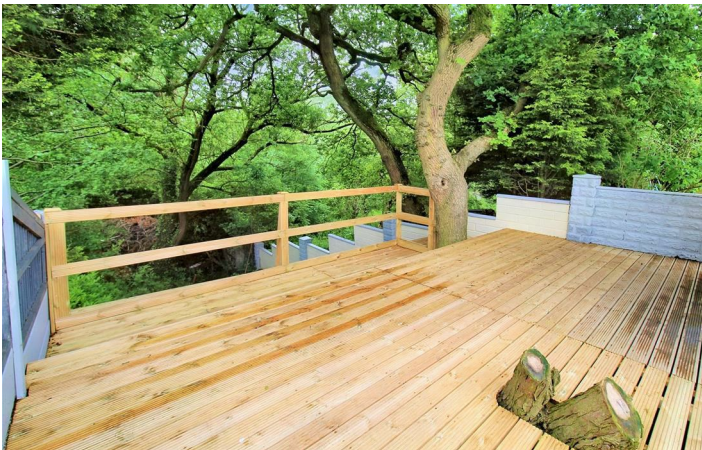
A double glazed window overlooks the side aspect. Low level W.C and vanity hand wash basin.

Council Tax Band

Council tax band- B

Purchaser should seek confirmation prior to completion





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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