



223 Ash Bank Road Werrington, Stoke-On-Trent, ST2 9EE

Don't rush into love, remember that even in fairy-tales the happy endings take place on the last page! Well skip chapter one, two and even three because this beautiful, spacious semi detached property on the ever so popular Ash Bank Road is guaranteed to be your happy ever after! Let me play cupid and make you rush into love because this fairy tale isn't one to be missed. Boasting lounge with patio doors leading out into the garden, dining room with bay window, fitted kitchen, three fantastic sized bedrooms and family bathroom. Externally the property benefits from a sizeable plot with ample off road parking to the front and a lawned rear garden with open views over fields. Located in the sought after area of Werrington close to local amenities and schooling and excellent commuter links to the main town centre. Every once in a while, in the middle of ordinary life, love gives us a fairy-tale, and you need to grab it with both hands! Call today to book a viewing.

£225,000

223 Ash Bank Road

Werrington, Stoke-On-Trent, ST2 9EE



- SPACIOUS SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- AMPLE OFF ROAD PARKING
- LAWNED REAR GARDEN
- FITTED KITCHEN
- DOWNSTAIRS W.C
- SOUGHT AFTER LOCATION

GROUND FLOOR

Porch

6'7" x 4'8" (2.01 x 1.44)

Double glazed doors to the front aspect.
Tiled flooring.

Entrance Hall

11'2" x 10'0" (3.41 x 3.07)

A door to the front aspect. Radiator,
parquet flooring and stairs to the first floor.

Lounge

14'7" x 11'1" (4.46 x 3.39)

Double glazed patio door to the rear
aspect. Gas fireplace, radiator and
television point. Laminate flooring.

Dining Room

12'9" x 11'4" (3.90 x 3.47)

A double glazed window to the front
aspect. Electric fire place and radiator.

Kitchen

14'6" x 6'9" (4.44 x 2.08)

Two double glazed windows to the side
aspects. Fitted with a range of wall and
base storage units with inset sink mixer
tap and drainer. Co ordinating granite work

surface areas and tiled walls. Integrated
appliances include electric oven and
induction hob with cooker hood above.
Fridge/freezer. Plumbing for washing
machine and radiator. Tiled flooring.

Cloakroom

4'3" x 2'5" (1.32 x 0.76)

A double glazed window to the rear
aspect. Low level W.C. tiled flooring and
radiator.

FIRST FLOOR

Landing

11'5" x 10'8" (3.50 x 3.26)

A double glazed window to the side
aspect. Stairs from the ground floor and
loft hatch access.

Bedroom One

14'4" x 11'2" (4.38 x 3.42)

A double glazed window to the rear
aspect. Radiator and television point.

Bedroom Two

13'5" x 13'5" (4.10 x 4.10)

A double glazed window to the front
aspect. Radiator.

Bedroom Three

9'9" x 6'11" (2.98 x 2.13)

A double glazed window to the front
aspect. Radiator and television point.

Bathroom

9'8" x 6'8" (2.97 x 2.05)

A double glazed window to the rear
aspect. Fitted with a suite comprising
shower cubicle, bath and wash hand
basin. Fully tiled walls and radiator.

Cloakroom

4'4" x 3'11" (1.34 x 1.21)

A double glazed window to the side
aspect. Low level W.C and boiler. Partly
tiled walls.

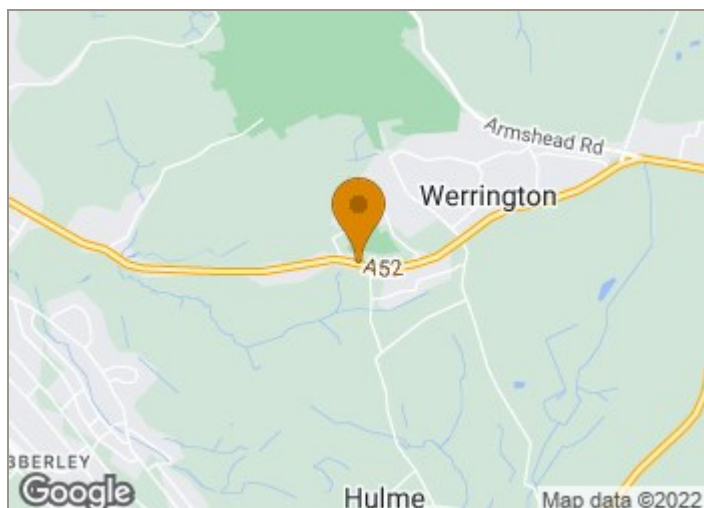
EXTERIOR

The front of the property offers ample off
road parking and mature shrubs. The the
rear there is a fully enclosed landscaped
garden with lawned area and gate for rear
access.

Council Tax Band

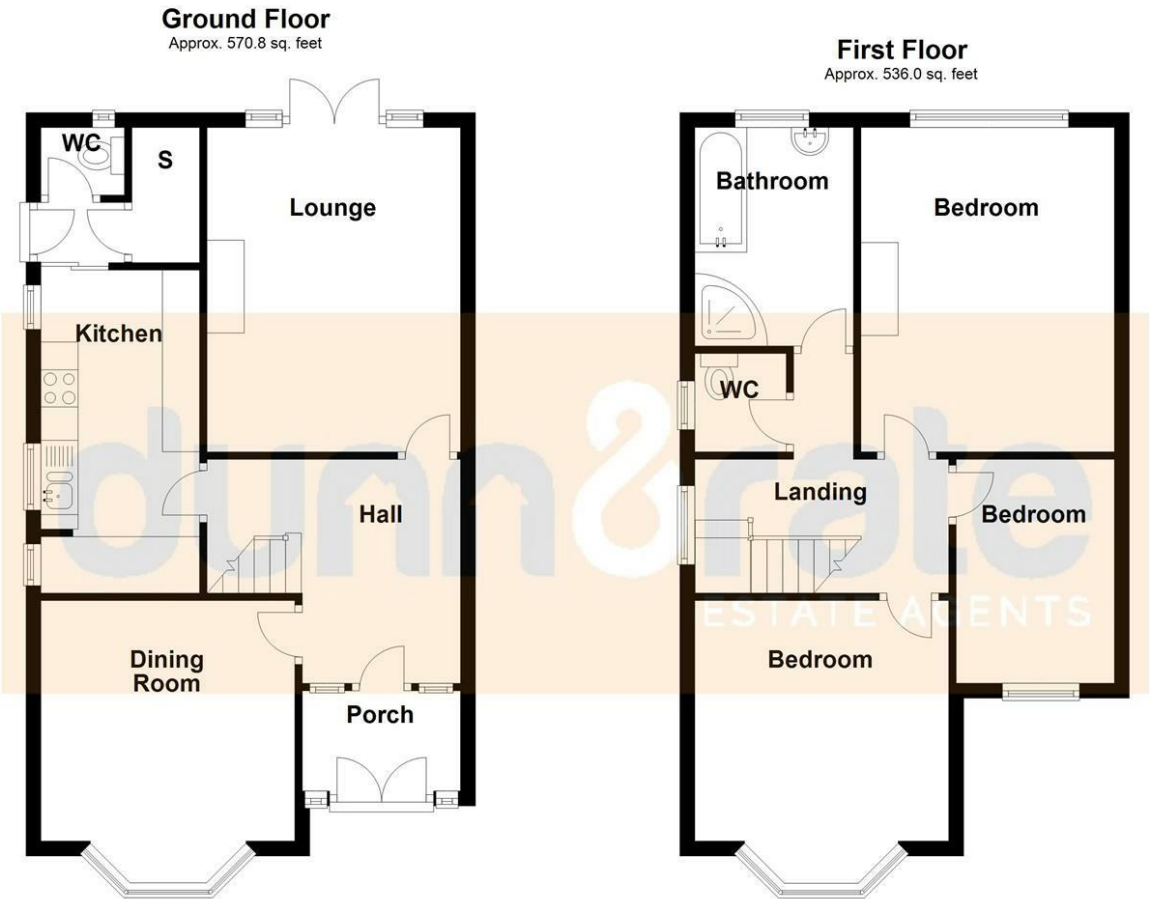
Council Tax Band C.

Purchaser should seek confirmation prior
to completion





Floor Plan



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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