



252 Ash Bank Road, Stoke-On-Trent, ST2 9EB

Offers In The Region Of £435,000

- Detached family home offering spacious and versatile accommodation throughout.
- Three well-proportioned bedrooms, including a principal bedroom with en-suite shower room.
- Impressive dual-aspect sitting room extending to almost 7 metres in length with a feature log-burning stove.
- Separate dining room with French doors opening onto the sun terrace.
- Well-appointed fitted kitchen complemented by a separate utility room.
- Useful ground floor office and convenient WC, ideal for home working.
- Luxurious family bathroom featuring a freestanding bath and separate shower enclosure.
- South-facing rear garden with sun terrace, perfect for outdoor entertaining and relaxation.
- Private driveway, garage and carport providing ample off-road parking and storage.

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Whittaker and Biggs would like to welcome you to this impressive detached family home, selling with an abundance of space both inside and out, well-appointed accommodation, a south-facing rear garden and excellent parking facilities, making it an ideal choice for growing families.

The property is welcomed by an impressive and spacious entrance hallway, setting the tone for the accommodation beyond. The dual-aspect sitting room extends to almost 7 metres in length and features a charming log-burning stove, creating a warm and inviting living space. A separate dining room enjoys patio doors opening directly onto the sun terrace, seamlessly connecting indoor and outdoor living. The well-appointed kitchen is complemented by a separate utility room, whilst a useful home office and ground floor WC add further practicality.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. The luxurious family bathroom is beautifully appointed, featuring a freestanding bath and separate shower enclosure, providing the perfect space to relax and unwind.



Council Tax Band: D



Location

Ash Bank Road enjoys a convenient position with excellent access to everyday amenities, schools, transport links and open countryside. The property is ideally placed for commuting into Stoke-on-Trent, Newcastle-under-Lyme and surrounding areas, whilst still benefiting from a pleasant community atmosphere.

Residents can take advantage of a wide range of nearby facilities, including local shops, supermarkets, healthcare services and leisure amenities. Families are well catered for with a choice of schools within easy reach, while nearby green spaces and countryside walks provide opportunities for outdoor recreation and relaxation.

Excellent road connections, including easy access to the A52, A500 and M6 motorway network, make the location particularly attractive for commuters. The area also benefits from regular public transport services, ensuring convenient travel across the city and beyond.

Combining accessibility, local conveniences and proximity to both urban amenities and countryside surroundings, Ash Bank Road offers a practical and desirable place to call home for a wide range of buyers.

Ground Floor

Porch

9'7" x 4'7" max measurement
UPVC double glazed patio doors to the side aspect.

Hallway

18'11" x 14'5" max measurement
Composite double glazed door with sidelight window to the side aspect, UPVC double glazed window to the frontage, stairs to the first floor, understairs storage cupboard, anthracite horizontal column radiator.

Sitting Room

22'4" x 13'3"
UPVC double glazed window to the frontage, UPVC double glazed window to the rear, two UPVC double glazed windows to the side aspect, log burner, exposed brick surround, tiled hearth, wood lintel, two vintage style radiators.

Dining room

14'4" x 11'4"
UPVC double glazed French doors with sidelight windows to the rear, anthracite horizontal column radiator.

Kitchen

14'4" x 9'7"
UPVC double glazed window to the rear, units the base and eye level, solid wood worktop, AEG ceramic five ring induction hob, extractor fan, AEG electric fan-assisted double ovens, AEG integral combination oven, AEG integral coffee machine, integral larder fridge, integral larder freezer, ceramic butler sink, brass mixer tap.

Utility

7'4" x 7'4"
UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, base and wall units, solid wood worktop, ceramic butler sink, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer.

Office

6'6" x 6'6"
UPVC double glazed window to the side aspect, fitted desk and shelving.

WC

6'6" x 2'11"
UPVC double glazed window to the side aspect, concealed cistern WC, cistern wash hand basin, chrome mixer tap, white horizontal column radiator.

First Floor

Landing

12'8" x 7'1"
Anthracite horizontal column radiator, store cupboard, loft hatch.

Bathroom

14'7" x 7'0"
UPVC double glazed window to the side aspect,, freestanding double-ended bath, brass floor-mounted mixer tap and handheld shower attachment, quadrant shower enclosure, brass fitments, vanity wash hand basin, brass mixer tap, low level WC, bidet, airing cupboard housing the Gledhill water cylinder and expansion tanks.

Bedroom One

13'4" x 12'4"
UPVC double glazed window to the rear, radiator, built-in wardrobe.

En-suite

8'3" x 3'9" max measurement
Walk-in shower enclosure, chrome fitments, vanity wash-hand basin, chrome mixer tap, concealed cistern low-level WC, chrome ladder radiator, inset ceiling spotlights, fully aqua boarded.

Bedroom Two

14'8" x 9'8" max measurement
UPVC double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three

11'4" x 11'3"
UPVC double glaze window to the rear, fitted wardrobes and dressing table, radiator, internal glazed window.

Loft

boarded, pull-down-ladder, power and light, gas powered boiler.

Externally

To the frontage. tarmacadam driveway, carport, gated access to the rear, area laid to lawn, hedge boundary, double gates.

To the rear, raised sun terrace, block paved driveway, area laid to lawn, timber summer house, hedge and fence boundary, porcelain tiled sun terrace, wrought iron railings.

Garage

22'5" x 12'3"

Electric roller door, power and light.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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TOTAL FLOOR AREA : 2016 sq.ft. (187.3 sq.m.) approx.
 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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Directions

Viewings

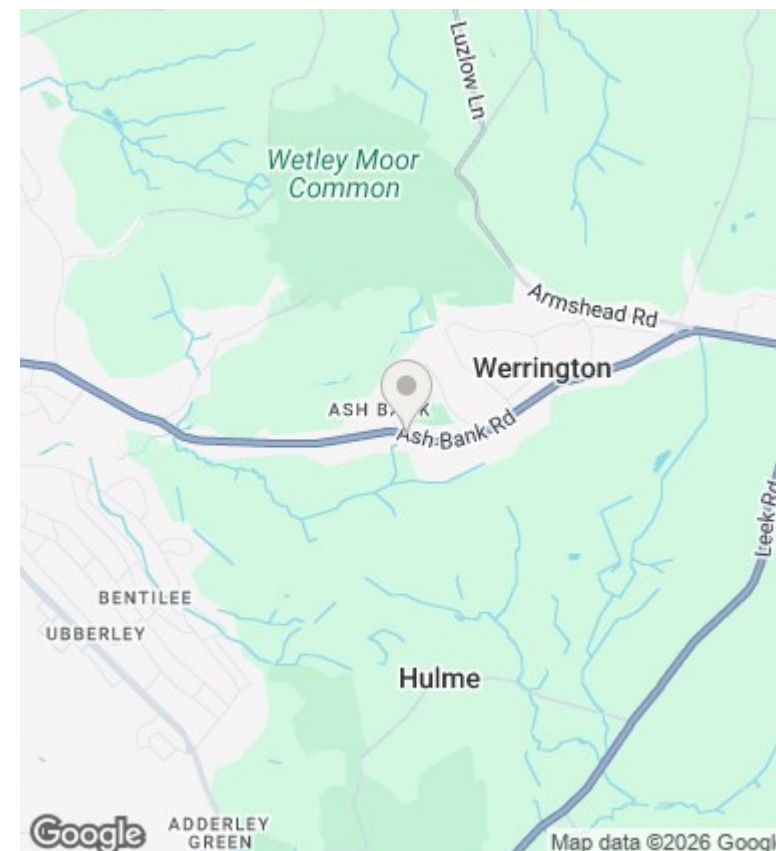
Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC