



Ash Bank Road,
Werrington ST9 0JS



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Offers in Excess of £180,000

A stunning two bedroom semi-detached home in the desired location of Werrington. The property has been vastly improved by it's current owners and is one not to miss out on! Close by to amenities, commuter links and great schools. The property benefits from a large tarmac driveway, views to the rear, large garden with decking and finished to a high standard throughout. Ideal for first time buyers! Viewing is highly advised.





Ground Floor

Hallway

Entered through a UPVC front door, radiator, tiled and part carpet flooring.

Lounge

4.05m x 3.72m (13' 3" x 12' 2") A double glazed bay window to the front with blinds fitted, multi fuel log burner, radiator and carpet flooring.

Kitchen/Diner

4.25m x 3.74m (13' 11" x 12' 3") A range of fitted wall and base units with oak worktops, sink basin with mixer tap, space for a double range cooker with hood over, space for a fridge/freezer, french doors to the conservatory, radiator and tiled flooring.

Conservatory

3.78m x 3.40m (12' 5" x 11' 2") A double glazed conservatory with french doors to the rear garden and tiled flooring.

Utility Room

4.77m x 1.47m (15' 8" x 4' 10") A utility room with a range of wall and base units with worktops, plumbing for a washing machine and space for a dryer, combi boiler to the wall, upvc door to the front and rear, storage space and tiled flooring.

Guest W/C

1.40m x 0.86m (4' 7" x 2' 10") A useful downstairs low level w/c, part tiled walls, double glazed window and tiled flooring.

First Floor

Bedroom One

4.07m x 3.74m (13' 4" x 12' 3") A double glazed window to the front, feature fireplace, door leading to office space with double glazed window, radiator and carpet flooring.

Bedroom Two

3.75m x 3.51m (12' 4" x 11' 6") A double glazed window to the rear, two wardrobe units, radiator and carpet flooring.

Bathroom

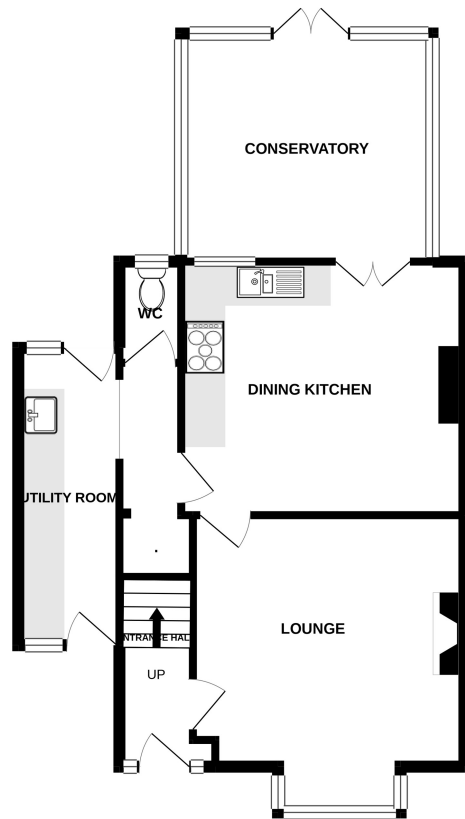
2.32m x 1.64m (7' 7" x 5' 5") A white suite comprising of a bath with overhead shower, vanity hand wash basin with storage and low level w/c, chrome towel radiator, double glazed window and laminate flooring.

External

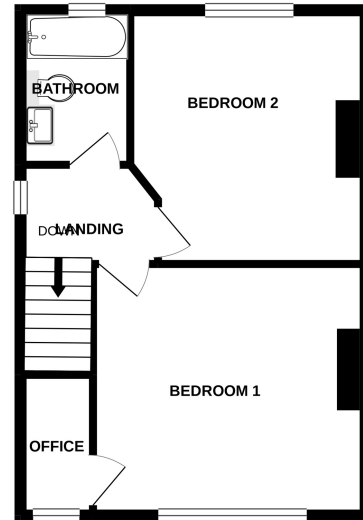
Front - A large tarmac driveway for off road parking for multiple vehicles with block paved border.

Rear - A decked area from the french doors of the conservatory, large lawned section with a further decked area, sleeper borders and storage shed.

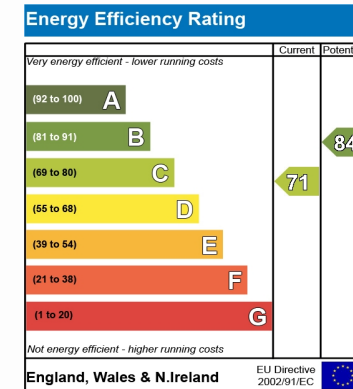
GROUND FLOOR



1ST FLOOR



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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