



Ash Bank Road, Ash  
Bank, Stoke-on-Trent



**OneAgency**

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# Offers in Excess of £165,000

Substantial semi detached situated house, situated in the popular location of Ash Bank. The property requires modernisation and improvement, but benefits from a large rear garden, off road parking and is offered with no chain involvement.





## GROUND FLOOR

### ENTRANCE PORCH

Double glazed windows and door to front.

### HALLWAY

Double glazed frosted window to front and side, door into porch, radiator, under stairs storage area.

### LIVING/DINING ROOM

Double glazed window to front, two radiators, window into kitchen.

### UTILITY

Double glazed window to side, radiator.

### KITCHEN

Fitted kitchen with stainless steel sink and drainer unit with mixer tap, fitted hob and oven, built in storage with Baxi boiler.

### CONSERVATORY

Double glazed windows, double glazed doors to side, door into WC.

### WC

Double glazed frosted window to side, WC.

## FIRST FLOOR

### LANDING

Double glazed frosted window to side.

### WC

Double glazed frosted window to side, WC.

### MASTER BEDROOM

Double glazed window to side and rear, two radiators.

### SHOWER ROOM

Shower cubicle with electric shower, hand wash basin, double glazed frosted window to side.

### WC

Double glazed frosted window to side, WC.

### BEDROOM 2

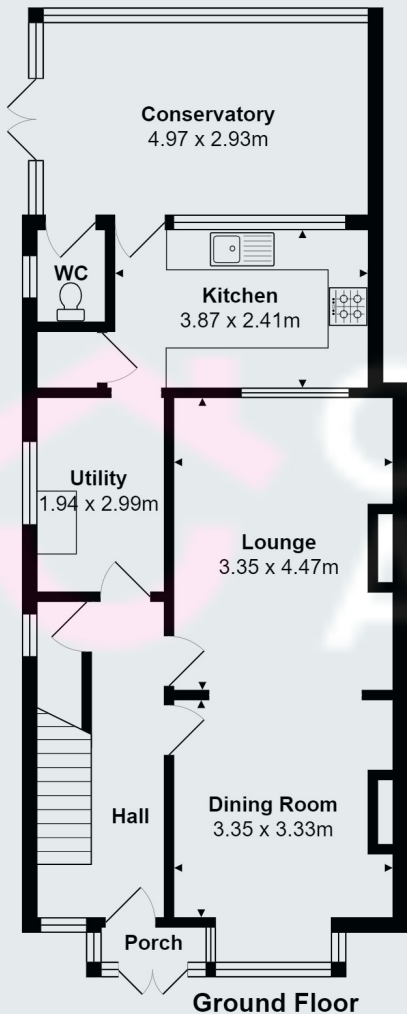
Double glazed window to front, radiator.

### BEDROOM 3

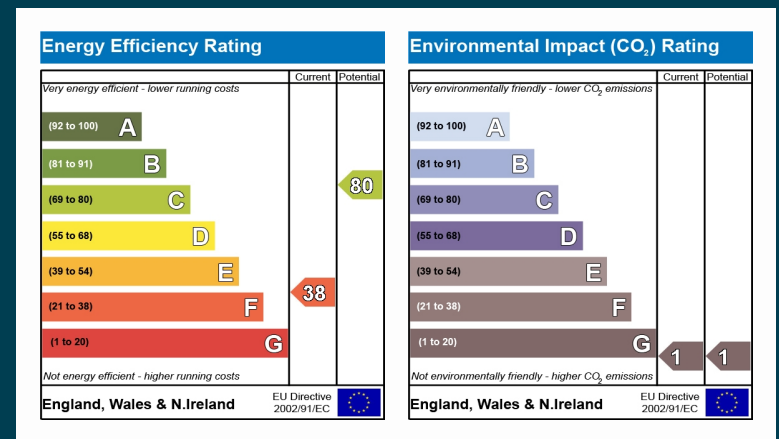
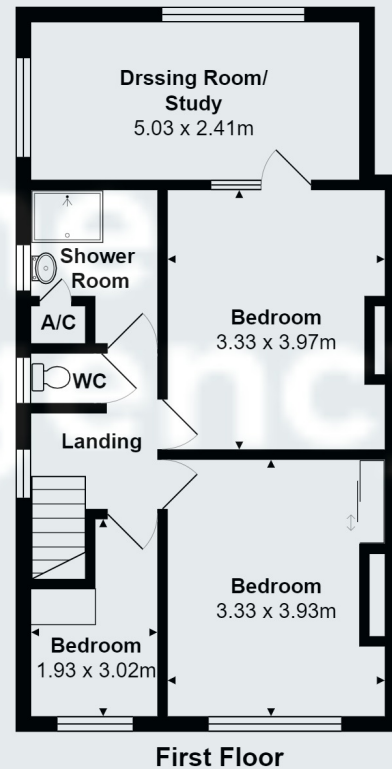
Double glazed window to front, radiator.

### OUTSIDE

Off road parking to the front and large rear garden



Total Area: 131.2 m<sup>2</sup>  
 All contents, positioning & measurements are approximate and for display purposes only



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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