

## 78 Ash Bank Road, Stoke-On-Trent

£230,000 Freehold

Located in the semi rural Werrington, overlooking the stunning Wetley Moor, with modern day convenience just a 10 minute drive away. • A south facing garden, enclosed with fencing for privacy. Lush green lawn bordered with mature shrubs and a patio area for seating with a practical green house. • Boasting three bedrooms, two doubles and a good sized single perfect as a nursery, home office or guest room. • Two reception rooms, a dining room with space for a large dining table with an open fire. A large sitting room with sliding glazed doors overlooking the garden with a feature gas fire surround. • A driveway with room for multiple vehicles





### **This Semi got serious chill (and Three Bedrooms too)**

Overlooking the stunning Wetley Moor, this semi-detached gem offers the best of semi rural living. Nestled in a highly sought-after Werrington, the views are as impressive as the convenience, with the city centre's shops, bars, supermarkets, and eateries just a 10-minute drive away. Families will love the excellent local schools, and with a bus stop right outside and great access to the A50, commuting is a breeze. The property features a generously sized driveway with ample space for multiple vehicles. Step inside and discover a spacious, character-filled home that blends timeless charm with everyday comfort. To the right, a large dining room welcomes you in, perfect for entertaining. It boasts original stained-glass-topped windows and a cozy open fire, making it the ideal winter retreat. Next, the bright and functional sitting room offers a gas fire, glazed sliding doors, and garden views, the perfect spot for relaxing with afternoon tea. At the heart of the home lies a long galley kitchen, filled with natural light from a large side window. With plenty of storage, room for appliances, and a handy tucked-away pantry, it's both practical and inviting. A guest WC completes the downstairs layout. Upstairs, you'll find two spacious double bedrooms and a well-sized single, ideal as a nursery, home office, guest room, or walk-in wardrobe. The family bathroom features a sleek walk-in shower. Outside, the south-facing garden is a tranquil oasis. Surrounded by mature shrubs and fencing for added privacy, it offers a lush lawn, patio seating area for al fresco dining, and even a greenhouse, perfect for the green-thumbed homeowner. With its charming character, spacious layout, stunning views, and unbeatable location, this home offers the perfect blend of countryside calm and city convenience. Whether you're upsizing, settling down, or simply looking for a place with a little extra soul, this home ticks all the boxes. Book your viewing today.



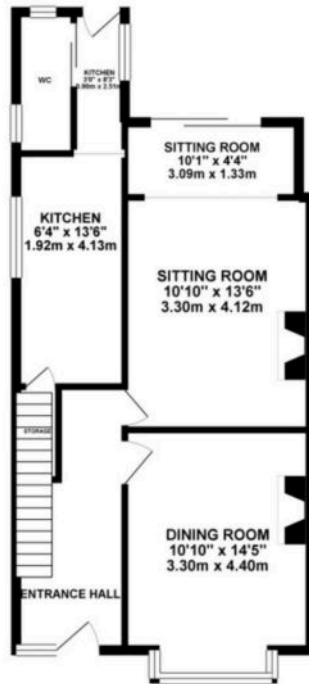
This Semi got serious chill (and  
Three Bedrooms too)  
Council Tax band: C

Tenure: Freehold

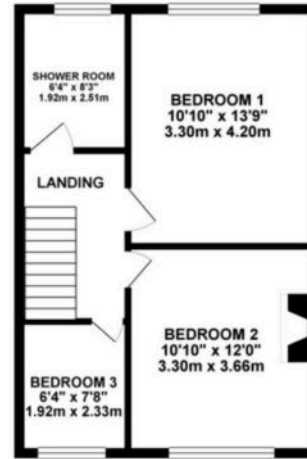




GROUND FLOOR 573.92 sq. ft.  
( 53.32 sq. m. )

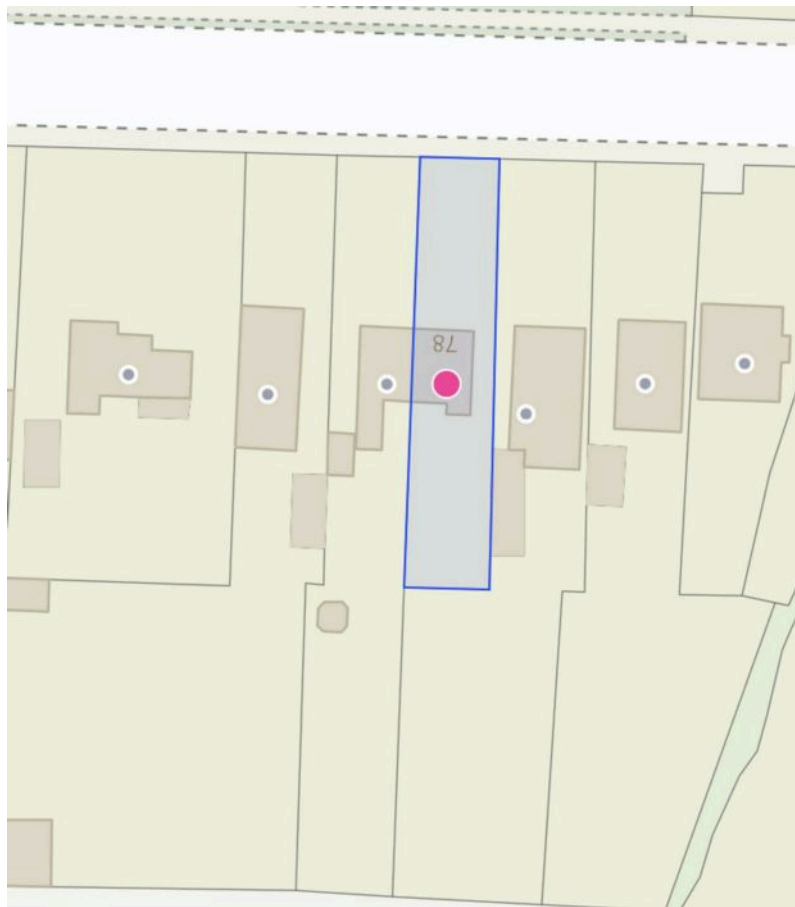


1ST FLOOR 441.94 sq. ft.  
( 41.06 sq. m. )



TOTAL FLOOR AREA : 1015.87 sq. ft. ( 94.38 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other detail are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should not be used as such for any engineering purposes. The accuracy, quality and appearance of the plan are not guaranteed and the publisher, its agents and its licensors accept no liability for any error, omission or misstatement. Plans are not to be used for any other purpose.



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