



9 Ashdale Road, Mount Pleasant, Stoke-On-Trent, ST4 4LB

£200,000

- Three Bedrooms
- Fitted Kitchen
- Off Road Parking
- Garage
- Spacious Living Area
- White Bathroom Suite
- Good Sized Rear Garden
- Convenient Location

Located in the ever-popular area of Mount Pleasant, this three-bedroom semi-detached home on Ashdale Road offers well-balanced accommodation, ideal for families, first-time buyers or those looking to upsize.

The ground floor provides a welcoming entrance hallway leading through to a spacious living area, offering plenty of natural light and practical patio doors out into the lovely rear garden. The kitchen provides ample storage and workspace, with scope to personalise or modernise to suit individual taste. There is also internal access into the garage from the kitchen, offering additional storage space or even the opportunity to convert into extra living space.

To the first floor, the property benefits from three well-proportioned bedrooms and a family bathroom, making it perfectly suited to growing families or those needing additional space for home working.

Externally, the property offers a well sized rear garden, whilst off road parking can be found at the front of the property.

Situated close to local schools, amenities, and transport links, this home combines convenience with comfortable living in a well-established residential setting.

Call or e-mail us for more information - Early viewing is highly recommended.



GROUND FLOOR

ENTRANCE PORCH

Timber external door. Tiled floor. UPVC double glazed window.

HALLWAY

Fitted carpet. Radiator. Timber internal door. Stairs to the first floor.

LIVING/DINING ROOM

19'8 max x 11'2 max, 7'11 min (5.99m max x 3.40m max, 2.41m min)
Fitted carpet. Radiator. UPVC double glazed window. UPVC double glazed patio doors into the garden. Electric fire.

KITCHEN

9'1 x 8'6 (2.77m x 2.59m)

Vinyl flooring. Radiator. UPVC double glazed window. Range of wall cupboards and base units. Part tiled walls.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE

10'9 x 8'8 (3.28m x 2.64m)

Laminate flooring. Radiator. UPVC double glazed window.

BEDROOM TWO

11'1 max, 8'9 min x 8'6 (3.38m max, 2.67m min x 2.59m)

Laminate flooring. Radiator. UPVC double glazed window.

BEDROOM THREE

8'4 max, 5'4 min x 7'10 max, 3'6 min (2.54m max, 1.63m min x 2.39m max, 1.07m min)

Laminate flooring. Radiator. UPVC double glazed window.

BATHROOM

5'11 x 5'5 (1.80m x 1.65m)

White panelled bath, pedestal wash basin and wc. Vinyl flooring. UPVC double glazed window. Part tiled walls. Store cupboard containing the gas boiler and hot water cylinder.

OUTSIDE

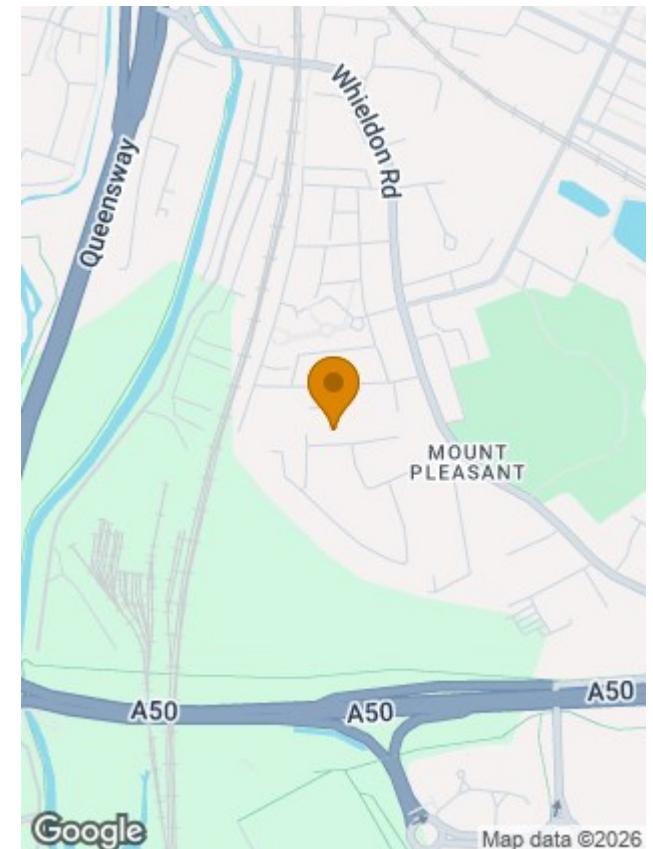
There is a lawned garden to the front of the property and a driveway providing off road parking for two vehicles.

To the rear there is an enclosed garden with a patio area, lawns and shed.





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



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

Austerberry™
the best move you'll make