Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



12 Ashridge Grove, Longton, Stoke-On-Trent, ST3 5BB

£170,000

- Three Bedrooms
- White Bathroom Suite
- Ample Off Road Parking
- Cul-De-Sac Location
- Open Plan Kitchen And Dining Area
- Separate Wc
- Detached Garage
- No Chain!

THREE BEDROOM SEMI-DETACHED WITH A CUL-DE-SAC LOCATION!

Situated on the quiet cul-de-sac of Ashridge Grove in Adderley Green, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation, ideal for first-time buyers or growing families.

The property features a generous lounge, an open-plan kitchen with dining area and three well-proportioned bedrooms, two benefiting from built-in wardrobes. Upstairs also offers a family bathroom and separate WC.

Externally, there is a paved driveway to the front and side of the property providing ample off-road parking, a detached garage and the added advantage of being offered to the market with no onward chain.

For more information call or e-mail us.





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Fitted carpet. Stairs to the first floor.

LOUNGE
16'10 x 11'4 (5.13m x 3.45m)
Fitted carpet. Radiator. UPVC double glazed window. Brick fire surround and electric fire.

KITCHEN
16'10 x 8'5 (5.13m x 2.57m)
Range of white wall cupboards and base units with a wooden worktop and peninsula. Free standing cooker. Plumbing for washing machine. Space for tall fridge freezer. Two integral pantry cupboards. Two UPVC double glazed windows. Vinyl flooring. Radiator. UPVC double glazed external door. Gas combi boiler. Space for dining table and chairs.

FIRST FLOOR

LANDING
Grey fitted stair and landing carpet. Access to the loft.

BEDROOM ONE
11'5 x 8'9 (3.48m x 2.67m)
Grey fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail.

BEDROOM TWO
8'4 x 8'5 (2.54m x 2.57m)
Fitted carpet. Radiator. UPVC double glazed window. Two integral cupboards with shelves and hanging rail.

BEDROOM THREE
8'5 x 7'10 (2.57m x 2.39m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM
5'5 x 5'1 (1.65m x 1.55m)
White suite consisting of a bath with shower over and a wash basin. Radiator. Fully tiled walls. UPVC double glazed window. Vinyl flooring.

SEPARATE WC
Vinyl flooring. UPVC double glazed window. Wc.

OUTSIDE
There are front and rear gardens comprising of lawns, paved areas and planted shrubs. There is also an outside tap.

There is a concrete paved driveway to the front and side of the property which leads to the...

DETACHED SINGLE GARAGE
Up and over door.








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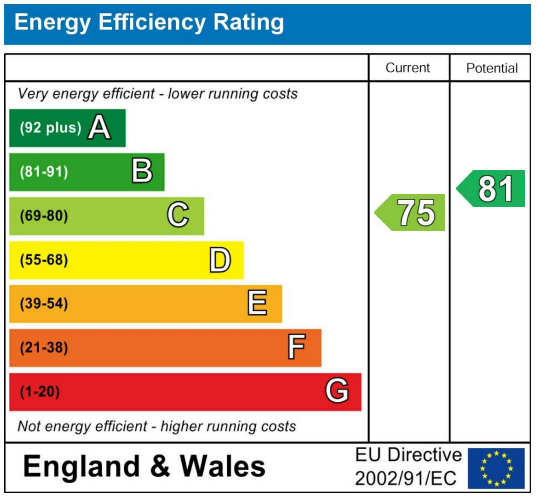

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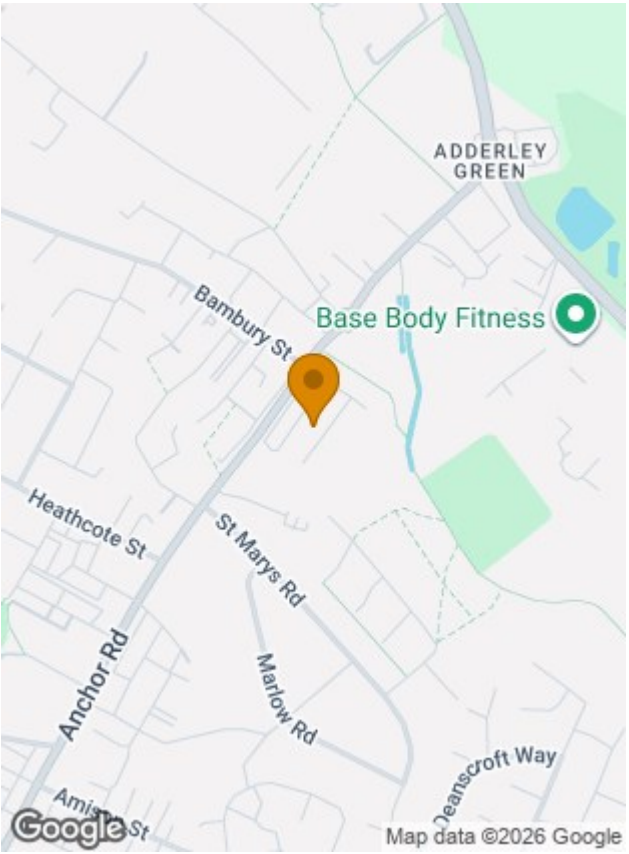

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
81
England & Wales
EU Directive 2002/91/EC


ADDERLEY GREEN
Bambury St
Base Body Fitness
Heathcote St
St Marys Rd
Anchor Rd
Marlow Rd
Jeanscroft Way
Google
Map data ©2026 Google

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.

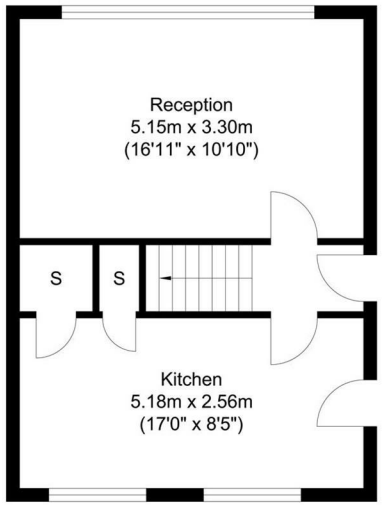
* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

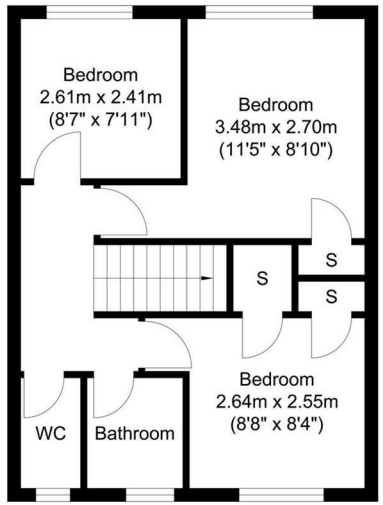
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor

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

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