



Flat 415B Ash Bank Road, Werrington, Stoke-On-Trent, Staffordshire,
£550 PCM

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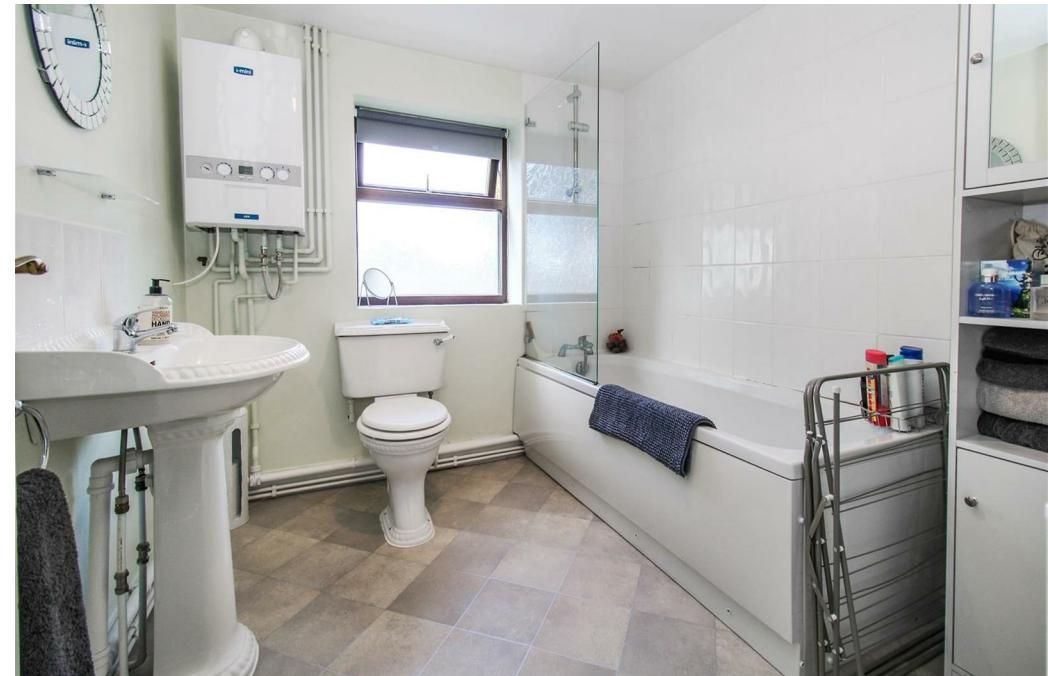
A fantastic opportunity to lease a spacious two-bedroom first-floor apartment, ideally positioned in the sought-after village of Werrington. Well-suited to a professional couple or single occupant, this well-presented property offers comfortable living throughout.

The apartment is accessed via a communal entrance hall leading into a welcoming hallway with radiator heating, smoke alarm, and alarm controls. The bright lounge enjoys a rear aspect window and is fitted with a double radiator, TV and telephone points, power sockets, and loft access.

There are two well-proportioned bedrooms, both featuring radiators, TV points, power outlets, and attractive views to the side or rear aspects. The bathroom includes an opaque rear window, a white suite with a bath and shower over, glass shower screen, pedestal wash basin, low-level WC, part-tiled walls, and a fitted gas central heating boiler.



Council Tax Band: A



Communal Entrance Hall

- Size : -

Entrance Hall

Featuring a radiator, wall-mounted smoke alarm, and alarm controls.

Lounge

9'8" x 9'7"

Featuring a rear-aspect window, double radiator, TV and telephone points, ample power sockets, central light fitting, and access to the loft.

Bedroom 1

13'11" x 7'7" reducing to 3'3"

Featuring a side-aspect window, double radiator, TV point, power outlets, and a central light fitting.

Bedroom 2

8'0" x 11'0"

Featuring a rear-aspect window, double radiator, TV point, wall-mounted thermostat, power outlets, and a central light fitting.

Bathroom

7'3" x 7'10"

Featuring an opaque rear-aspect window and a white suite comprising a panelled bath with shower over, glass shower screen, pedestal wash basin, and low-level WC. The bathroom also includes a radiator, centre light fitting, part-tiled walls, a wall-mounted SIME gas central heating boiler, and cushioned flooring.

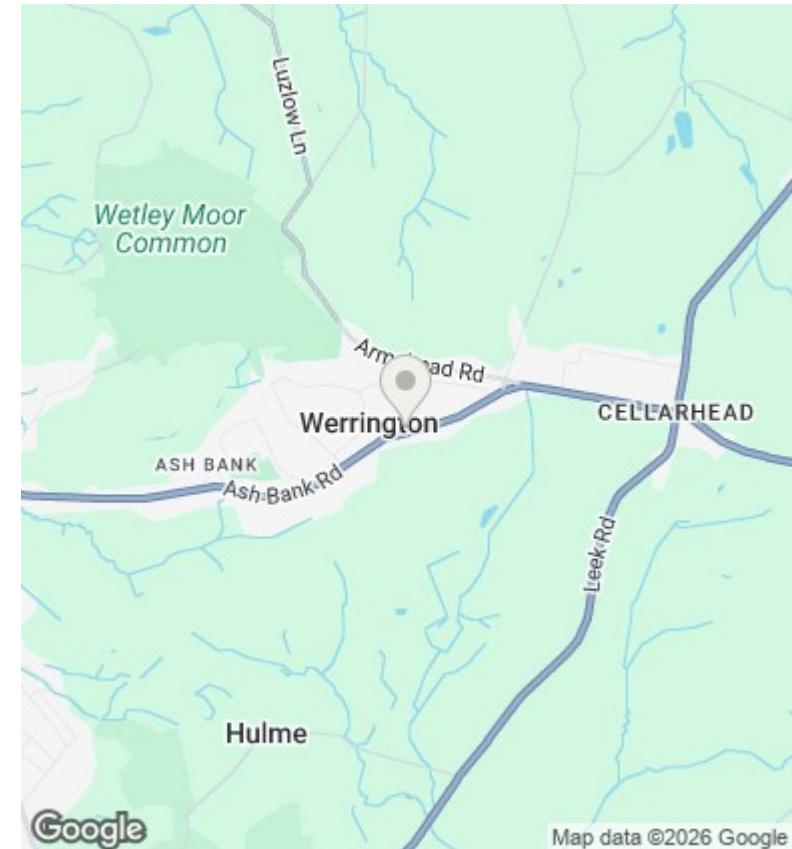
Kitchen

9'7" x 7'5"

Fitted with a range of base and wall units with roll-top work surfaces, an inset stainless steel sink with chrome taps, and part-tiled splashbacks. The kitchen also houses the fuse box and prepayment electric meter, includes plumbing for a washing machine, space for a gas cooker, a side-aspect window, and cushioned flooring.

Outside

Off-road parking is available for one vehicle at the rear of the property.



Directions

From our Derby Street Leek office proceed out the town on the A520 Cheddleton Road, continue along this road for approximately eight miles. Upon reaching the crossroads at Cellarhead turn right into the A52 Werrington Road. Follow this road for approximately one mile, passing Moorside High School and the Windmill Inn. And just after the Windmill Inn, 415B Ashbank Road is situated on the right hand.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

A

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