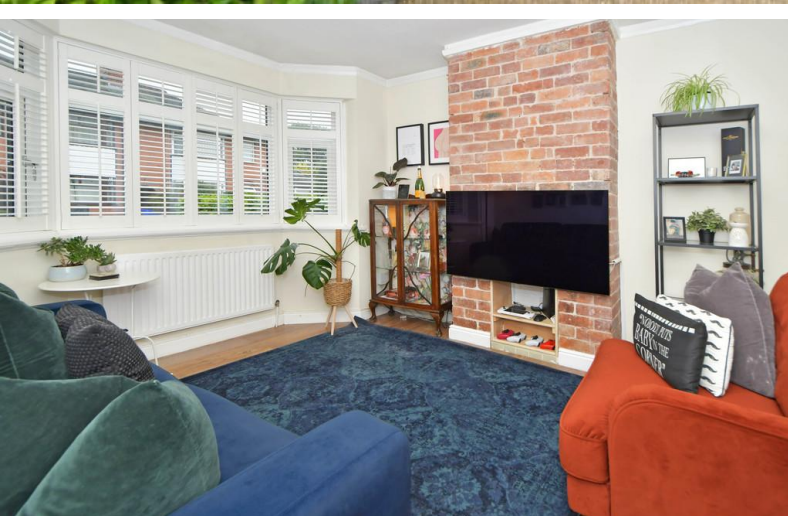


**FOR SALE**



**Ashlands Crescent, Hartshill, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £230,000**



## Ashlands Crescent, Hartshill, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £230,000

- Charming semi-detached house
- Close to hospital
- Open plan kitchen/diner
- Natural light-filled conservatory
- Ideal for families and couples



**OVERVIEW** Welcome to this charming semi-detached house that's calling out for you! It's up for sale and in great condition. You'll find it conveniently nestled close to the hospital, public transport links, and nearby schools which makes it the perfect setting for families and couples alike.

As you enter this lovely home, you'll discover a separate reception room that could serve as a wonderful space for entertaining guests or enjoying quiet evenings. Ascend to the first floor and you'll find three bedrooms. Two of these are generous double bedrooms while the third is a single bedroom. All have been maintained excellently and are waiting for your personal touch.

Moving onto the heart of the home, you'll be greeted by the spacious open-plan kitchen. This isn't just any kitchen - it's a dream for anyone who loves cooking or entertaining. With natural light flooding in, built-in pantries for ample storage, and a dining space that beckons for family dinners, this kitchen truly is the hub of the house. The open plan design extends to a conservatory area, making the whole space feel larger and brighter.

What sets this house apart is the popular location. Its proximity to the hospital makes it a particularly attractive proposition for healthcare staff. For families, the nearby schools bring added convenience to your daily routine.

So, why wait? This wonderful house could be the home you've been waiting for.

**ENTRANCE HALL** 10' 4" x 5' 8" (3.15m x 1.73m) Stairs to first floor.

**LOUNGE** 10' 10" x 10' 7" (3.31m x 3.24m) Having



double glazed bay window to the front elevation, wood effect laminate flooring, radiator.

**KITCHEN/DINER 20' 2" x 11' 9"** (6.17m x 3.60m)  
Spacious open plan kitchen diner fitted with ample wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated appliances, built in pantry ceramic tiled floor, radiator.

**CONSERVATORY 14' 6" x 8' 10"** (4.44m x 2.71m)  
UPVC framed with brick dwarf wall and French doors opening onto the rear garden, ceramic tiled floor, radiator.

**BEDROOM ONE 12' 0" x 9' 5"** (3.66m x 2.89m) Double glazed bay window to the front elevation, feature 'art deco' style fireplace, radiator.

**BEDROOM TWO 10' 6" x 9' 5"** (3.21m x 2.89m) Double glazed window to the rear elevation, feature 'art deco' style fireplace, radiator.

**BEDROOM THREE 8' 10" x 7' 2"** (2.71m x 2.20m)  
Double glazed window to the front elevation, radiator.

**BATHROOM 7' 2" x 6' 10"** (2.20m x 2.10m) Modern white suite comprising; low level WC, pedestal hand wash basin and paneled bath with shower over, fully tiled walls and ceramic tiled floor, double glazed window to the rear elevation, radiator.

**EXTERNAL** The property sits at the head of a cul-de-sac and is approached via driveway which provides off road parking for two vehicles. Access to the side leads through to a generously sized garden which is laid to lawn with decked seating area.





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All measurements are approximate and for display purposes only

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.