FOR SALE







## Brookhouse Lane, Ash Bank

3 Bedrooms, 2 Bathroom, Semi-Detached House

**£300,000**

MARTIN&CO



# Brookhouse Lane, Ash Bank

## 3 Bedrooms, 2 Bathroom

## £300,000

- **Two reception rooms plus conservatory**
- **Double garage with office/workshop**
- **Three bedrooms plus additional study**
- **Scope for modernisation and**



OVERVIEW A three-bedroom semi-detached house located in Ash Bank and offering scope for modernisation and further development, (subject to the relevant permissions).

The ground floor provides two separate reception rooms, a fitted kitchen and a useful utility room, creating defined areas for day-to-day living. A large conservatory extends across the rear of the property, enhancing the living space and providing direct access to the garden. A downstairs shower room adds further practicality for family life or visiting guests.

Upstairs, the property offers three bedrooms and a separate study. The study is connected to one of the bedrooms via an archway, creating a versatile space that could be used as a nursery, dressing room, home office, or hobby area. The family bathroom includes a whirlpool bath and separate shower.

Externally, the house enjoys a big, well-established garden, offering significant outdoor space. To the front, a driveway provides ample parking, while to the rear there is additional off-road parking and a double garage. An office/workshop is connected to the garage, providing flexible space for storage, projects or a home-based business, where permitted.

Ash Bank is well placed for local amenities in nearby Werrington and the wider Stoke-on-Trent area, including supermarkets, everyday shops and medical facilities. There is a choice of primary and secondary schools within a short drive, along with green spaces and countryside walks in the Staffordshire Moorlands.

Public transport is available via local bus services towards Stoke-on-Trent city centre and neighbouring towns. Mainline rail services from Stoke-on-Trent station provide regular trains to Manchester and



Birmingham in around 45–60 minutes and to London in approximately 90 minutes, supporting commuting and wider travel.

PORCH Entered via UPVC French sliding doors.

ENTRANCE HALL Entered via a UPVC front door, stairs to first floor.

SHOWER ROOM A three-piece ground-floor shower room comprising a low-level WC, hand wash basin, walk-in shower, and heated towel rail.

LOUNGE A bright room featuring a bay window to the front elevation, feature fireplace, and a roof-mounted fan.

DINING ROOM UPVC French sliding doors leading to the conservatory, feature brick fireplace with log burner, mantel, and a radiator.

KITCHEN Fitted with a range of wall and base units with worktops over, stainless steel sink and drainer, integrated oven and hob with extractor hood above, door providing access to the conservatory, and radiator.

UTILITY ROOM Space for appliances, worktop, storage cupboard and a radiator.

CONSERVATORY A large conservatory with dwarf brick walls, UPVC frames and windows to all elevations, two roof-mounted fans, two radiators and patio doors providing access to the rear garden.

BEDROOM Window to the front elevation, radiator.

BEDROOM Two windows to the front elevation, archway leading into the study and a radiator.

BEDROOM Window to the rear elevation, radiator.

STUDY Window to the side elevation, archway into the front bedroom, radiator.





BATHROOM A modern four-piece suite comprising a whirlpool bath, low-level WC, hand wash basin with vanity unit, and walk-in shower. Two windows to the rear elevation and heated towel rail.

EXTERNAL The property is approached via a paved driveway providing ample off-road parking, together with a small front garden area featuring established plants and enclosed by a brick wall.

To the rear, there is a beautifully presented and fully enclosed garden featuring a paved patio area and useful storage space to the side of the conservatory. Paved pathways wind through decorative gravel beds, bordered by mature shrubs and well-established flowering borders, leading towards the office/garage. The garden continues beyond the office/garage, where a further patio area provides an additional outdoor seating space. Mature trees surround the garden, offering an excellent degree of privacy.

There is also a driveway to the rear of the property, providing additional off-road parking.

GARAGE/OFFICE A double garage with additional off-road parking to the rear of the property. There is also a separate office/workshop, featuring a window and door providing access to the rear garden. The garage can be accessed from the rear of the property or internally via the office/workshop located within the garden.

AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.





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All measurements are approximate and for display purposes only

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