

**FOR SALE**



**Ashfield Square, Berry Hill, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, End Town House**

**Offers In Excess Of £170,000**

  
**MARTIN&CO**

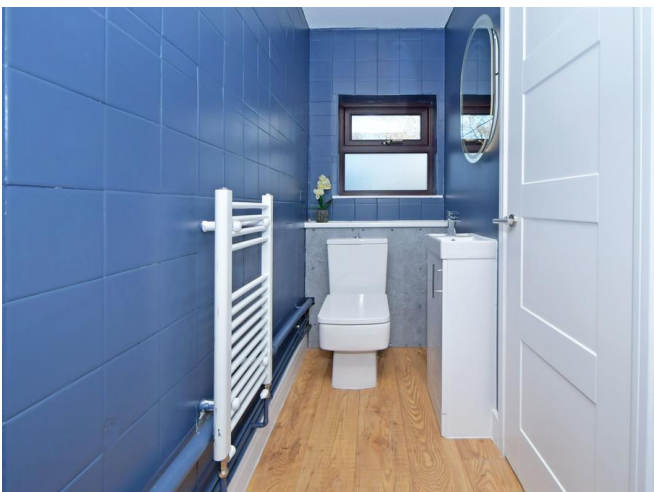


## Ashfield Square, Berry Hill, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £170,000

- Newly renovated
- Newly fitted kitchen
- Three bedrooms
- Landscaped rear garden
- Fully powered workshop



Welcome to this charming end town house that is now on the market. Presented in immaculate condition, this home is sure to catch your eye. Designed with elegance and comfort in mind, you'll find this a perfect fit for first-time buyers or families looking for a welcoming space to call their own.

Step inside and be greeted by a cosy reception room, adorned with a beautiful fireplace and stylish wood floors. It's the perfect spot to unwind after a long day. The house boasts a newly fitted kitchen complete with a gas hob, oven, and extractor fan all under a 3-year warranty. The tasteful design is sure to inspire your inner chef!

This home offers three well-appointed bedrooms. The first two are spacious doubles, with the second benefitting from fitted wardrobes, providing ample storage. The third bedroom is a comfortable single, ideal for a child's room or a home office.

One of the standout features of this property is the landscaped rear garden with an Indian stone patio and a fully powered workshop. Plus, with a new gas combination boiler fitted in August 2024 and a 12-year warranty, you're all set for those colder months.

Strategically located, this delightful home is close to public transport links, local amenities, and nearby schools. And let's not forget the convenience of driveway parking. With new flooring and carpets throughout, this house is ready to become your dream home.

**ENTRANCE HALL** 7' 1" x 5' 1" (2.17m x 1.57m)  
Entered via a UPVC front door, stairs to first floor, double glazed window to the side elevation.

**LOUNGE** 15' 8" x 12' 5" (4.79 m x 3.80m) A spacious



and light reception room having double glazed window to the front elevation, feature fireplace, wood effect laminate flooring, radiator.

**KITCHEN/DINER 12' 4" x 9' 1" (3.76m x 2.77m)** Stylish newly fitted kitchen having a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor over, integrated dishwasher, double glazed window to the rear elevation, UPVC door giving access to the rear garden, wood effect laminate flooring, radiator.

**WC 8' 7" x 3' 1" (2.63m x 0.94m)** Modern white suite comprising; low level WC and hand wash basin set in vanity unit, heated towel rail, double glazed window to the rear elevation. Storage with space and plumbing for washing machine.

**BEDROOM ONE 10' 3" x 9' 3" (3.13m x 2.83m)** Double glazed window to the front elevation, radiator.

**BEDROOM TWO 14' 8" x 8' 9" (4.49m x 2.68m)** Double glazed window to the rear elevation, newly fitted wardrobes, radiator.

**BEDROOM THREE 7' 8" x 7' 0" (2.35m x 2.14m)** Double glazed window to the front elevation, built in storage, radiator.

**BATHROOM 7' 6" x 5' 6" (2.30m x 1.68m)** Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, two double glazed windows to the rear elevation, wood effect laminate flooring, heated towel rail.

**EXTERNAL** The property is accessed via a block paved driveway which provides ample off road parking. To the rear there is a landscaped garden mainly laid to lawn with Indian Stone patio and a delightful open aspect to the rear. In addition there is a fully powered workshop.

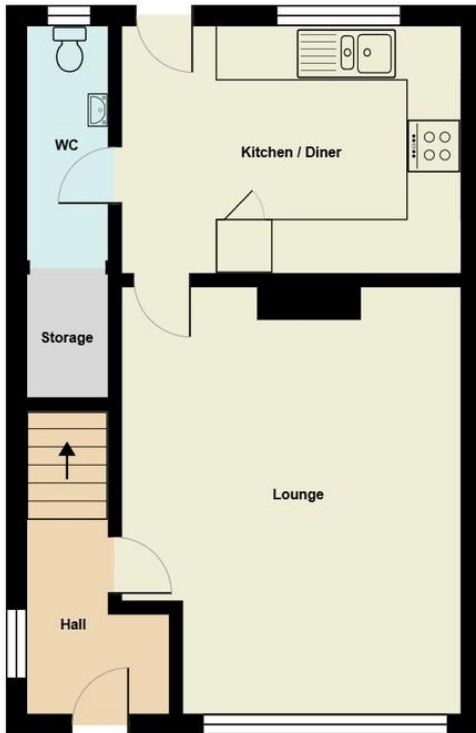




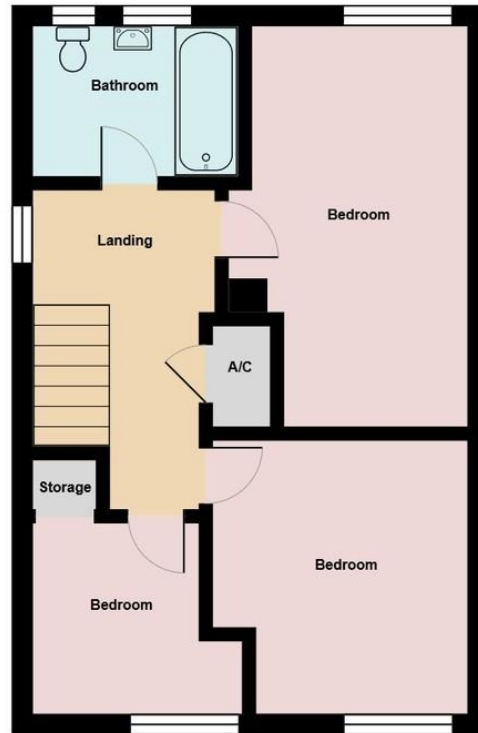
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH  
 T: 01782 262880 • E: stokeontrent@martinco.com

# 01782 262880

<http://www.martinco.com>



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