



**Ashfield Square, Stoke-on-Trent**  
**Offers Over £165,000**

3 bedroom semi-detached house for sale | Freehold



We are delighted to be able to offer to the market this ideal first time buyer 3 bed starter home or for the savvy investor .

It has the benefit of a recently fitted kitchen with separate utility/storage and downstairs W.C.

A generous lounge with recently fitted laminate flooring and a feature fireplace in a trending colour scheme.

This property is situated in an ideal location for all local amenities and the A500 / M6 Motorway network, yet situated on a small quiet Cul -de-sac. It offers its own generous private driveway to the side for 2/3 cars.

Recently fitted UPVC windows throughout including both front and rear doors.

A recently fitted heating system with combi boiler and full warranty.

Recently fitted carpets, floorings and fitted wardrobes to one of the bedrooms.

Recently fitted shower in the generous white suite bathroom .

A fully powered secure work shop to the rear.

Secure rear garden which is ideal for children and pets. In the rear garden there is Indian Stone patio, fencing and hedge to the rear.

A good solid house still offering further scope to expand into the huge loft space for a third floor with a further Dorma bedroom /en -suite subject to planning.

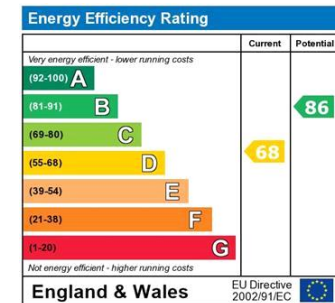
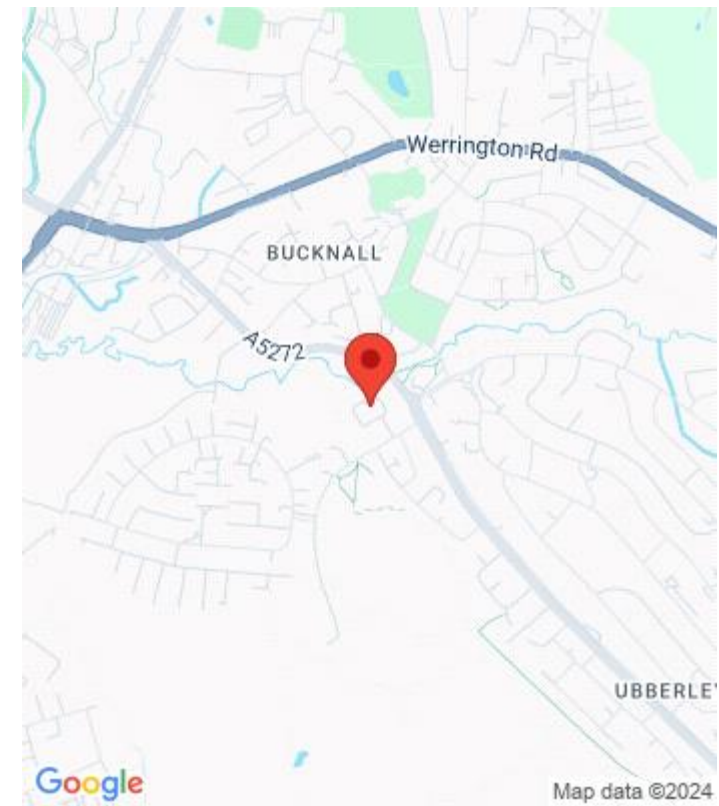
This is an excellent "turn key " vacant property with no chain .

All viewings are via our "open day" by appointment only , ideally for those in a position to proceed.

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
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