

## 4 Ashdale Road, Stoke-On-Trent

£160,000 Freehold



A three bedroom semi detached A blank canvas ready for your creative touch, allowing you to tailor each room to your style. • Three bedrooms, including two doubles, plus a flexible smaller room, with added conveniences like a downstairs WC and utility area. • South-facing garden with patio and lawn, plus off-road parking, carport, and detached garage. • Positioned in Mount Pleasant with great access to amenities, schools, and commuter routes. • Being offered for sale with no upward chain.



Could Ashdale Road be your new address? Step into this fantastic opportunity on Ashdale Road, where potential and promise await! Whether you're a first-time buyer looking to make your mark, a family ready to settle into a welcoming neighbourhood, or an investor with an eye for a great project, this three-bedroom semi-detached home in the heart of Mount Pleasant could be just what you're looking for. Ashdale Road is calling, and with a little imagination and some modern updates, this home could truly shine. Downstairs briefly comprises a spacious dual-aspect living and dining room, filled with natural light, and complete with French doors leading directly to the garden. The kitchen, which overlooks the rear garden, has ample space for all your needs and flows seamlessly into a generously extended utility area—perfect for busy family life. A must-have downstairs WC adds to the convenience, along with direct access to a covered carport. Upstairs on Ashdale Road, you'll find two generous double bedrooms and a third, smaller room that could easily be transformed into a cosy nursery, home office, or guest room. The main bathroom features a walk-in shower. Venture outside, and you'll discover a delightful south-facing garden that offers a sense of privacy—a rare find in such a central location. The garden includes a patio area perfect for summer BBQs, a lawn for the kids to play on, and mature borders. A detached garage and additional off-road parking add further practicality. Ashdale Road is located close to local amenities, excellent schools, and commuter links; it's an address that offers both community and convenience. With no upward chain, the potential on Ashdale Road is yours to unlock. Will you be the one to realise the possibilities and transform this house into your perfect home? Your new adventure starts here—at Ashdale Road. Where shall we redirect your mail? To Ashdale, of course!



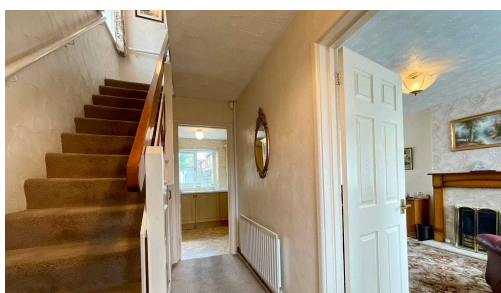
Fantastic opportunity on Ashdale Road, a three-bedroom semi-detached home in Mount Pleasant. Spacious living/dining area, kitchen with utility space, WC, south-facing garden, garage, off-road parking. Close to amenities, schools, and commuter links. Potential to shine with modern updates.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

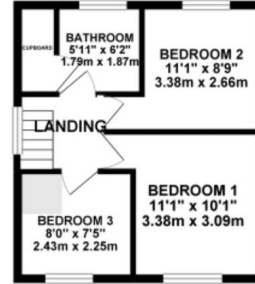
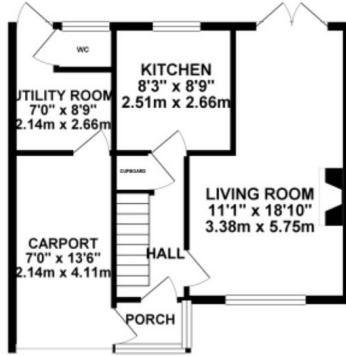
EPC Environmental Impact Rating:



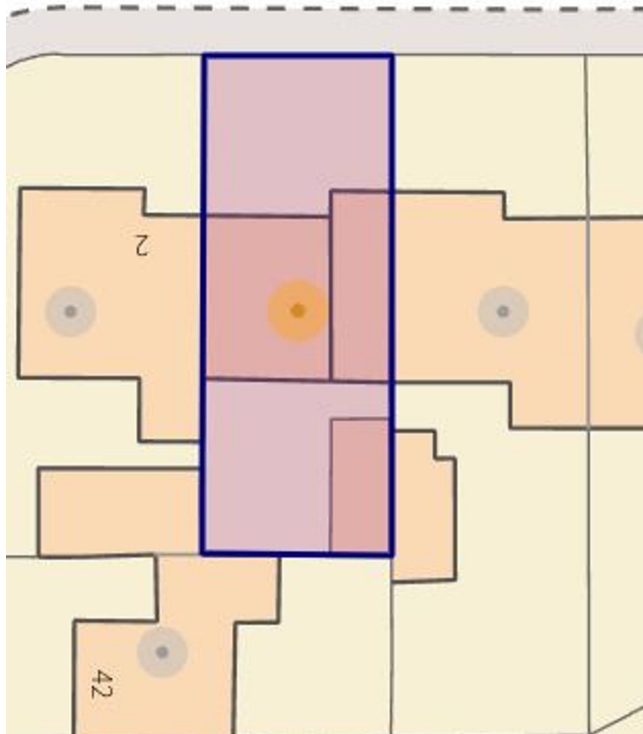
GROUND FLOOR 624.26 sq. ft.  
( 58.00 sq. m. )



1ST FLOOR 316.47 sq. ft.  
( 29.40 sq. m. )



TOTAL FLOOR AREA - 940.73 sq. ft. ( 87.40 sq. m. ) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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