



## 80 Wilding Road Ball Green, Stoke-On-Trent, ST6 8BQ

Trust your instincts and brave the WILD, because you won't be disappointed with this extremely spacious semi detached on WILDing Road. Sold with no upward chain this well maintained property is in need of a new owner, the accommodation on offer comprises a lounge with bay window, dining room/sitting room, breakfast kitchen, cloakroom, utility room, three bedrooms and contemporary family bathroom. Externally the property benefits from off road parking and a garage. To the rear the garden is fully enclosed and laid to lawn with a paved patio seating area. Located in the popular area of Ball Green, close to local amenities, schooling and walkways. Were you born to be WILD??? Book a viewing and find out for yourself.

**£185,000**

# 80 Wilding Road

Ball Green, Stoke-On-Trent, ST6 8BQ



- EXTREMELY SPACIOUS SEMI DETACHED PROPERTY
- UTILITY ROOM & CLOAKROOM
- OFF ROAD PARKING & GARAGE
- LOUNGE & SITTING ROOM/DINING ROOM
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- BREAKFAST KITCHEN
- FAMILY BATHROOM
- NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Porch

9'8" x 1'7" (2.97 x 0.49)

The property has double glazed doors to the front aspect coupled with double glazed windows to the front.

### Entrance Hall

15'2" x 6'10" (4.64 x 2.09)

A composite entrance door leads from the porch. Tiled flooring and stairs to the first floor. Radiator.

### Lounge

13'3" x 12'9" (4.05 x 3.91)

A double glazed bay window overlooks the front aspect. Fireplace housing gas fire. Television point and radiator.

### Dining Room/Sitting Room

12'10" x 12'10" (3.92 x 3.92)

Double glazed sliding patio doors lead out to the rear aspect. Fireplace housing gas fire. Television point and radiator.

### Breakfast Kitchen

10'2" x 8'10" (3.12 x 2.70)

A double glazed bay window overlooks the side aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include an electric double , electric hob with cooker hood above and microwave. Under stairs storage cupboard with space for fridge/freezer. Tiled flooring and radiator. Space for table and chairs.

### Rear Hall

4'0" x 2'11" (1.22 x 0.90)

A double glazed access door leads out to the side aspect. Tiled flooring.

### Utility Room

4'7" x 3'9" (1.42 x 1.15)

Work surface areas and space and plumbing for washing machine and tumble dryer.

### Cloakroom

5'4" x 3'2" (1.63 x 0.99)

A double glazed window overlooks the side aspect. Fitted with a vanity hand wash basin and low level W.C. Tiled flooring and ceiling spotlights. Radiator.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

### Bedroom One

12'9" x 11'5" (3.91 x 3.50)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes. Radiator.

### Bedroom Two

12'9" x 11'4" (3.90 x 3.47)

A double glazed window overlooks the front aspect. Fitted wardrobes, television point and radiator.

### Bedroom Three

7'4" x 6'10" (2.26 x 2.09)

A double glazed window overlooks the front aspect. Radiator.

### Bathroom

8'0" x 5'8" (2.46 x 1.75)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, separate shower unit, vanity hand wash basin and low level W.C. Partly tiled walls and extractor fan. Radiator.

## EXTERIOR

To the front the property has paved driveway with double gates leading to the garage. To the rear the property has a paved patio area and laid to lawn with flower bed borders and slated pathway. Fully enclosed with side access gate.

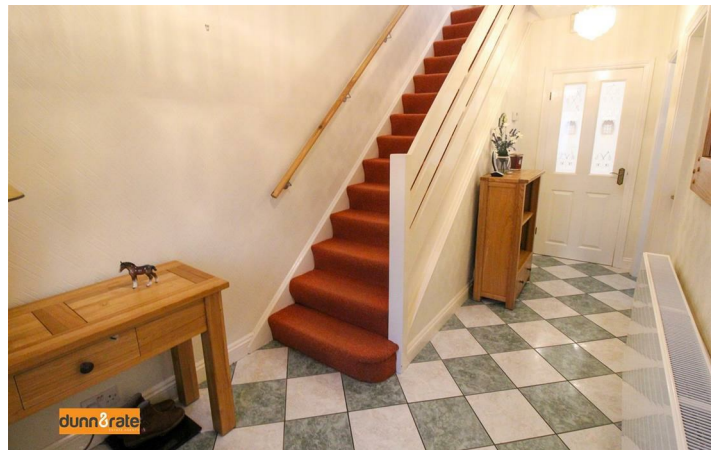
### Boiler Room

Accessed from the rear garden. Brick built housing central heating boiler and space for freezer.

### Garage

17'5" x 8'1" (5.32 x 2.47)

Up and over door with access door to the rear and double glazed window to the rear and side aspect. Power and lighting.



# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 tested and no guarantee as to their operability or efficiency can be given.  
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