



19 South Street Ball Green, Stoke-On-Trent, ST6 8AX

Its time to set sail, raise the anchor, the coordinates are set and we are heading SOUTH! Head straight towards SOUTH Street because this two bedroom terraced property with no upward chain is not one to be missed. Located in the popular area of Ball Green close to local amenities and schooling this property comprises an open plan lounge/diner/kitchen, two double bedrooms and downstairs bathroom. Externally the property benefits from off a low maintenance fully enclosed rear garden. The wind is in our our sales and our destination is on the horizon, lets head SOUTH, don't miss out and call to book a viewing today.

£109,950

19 South Street

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



- SPACIOUS MID TERRACED PROPERTY
- FAMILY BATHROOM
- POPULAR LOCATION
- OPEN PLAN LOUNGE/DINING/KITCHEN
- FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN
- TWO DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Open Plan

Lounge/Dining/Kitchen

Lounge Area

11'1" x 11'0" (3.38 x 3.37)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the front. Wall mounted electric fire. Vertical height radiator.

Kitchen/Diner

10'11" x 9'3" (3.35 x 2.84)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and hob with cooker

hood above. Space for fridge/freezer. Wall mounted central heating boiler. Stairs leading to the first floor.

Rear Hall

5'4" x 2'6" (1.63 x 0.78)

A double glazed access door leads out to the side aspect. Space and plumbing for washing machine. Work surface areas.

Bathroom

8'4" x 4'9" (2.56 x 1.45)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and vanity hand wash basin. Partly tiled walls and ladder style towel radiator.

FIRST FLOOR

Bedroom One

11'1" x 11'1" (3.38 x 3.39)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

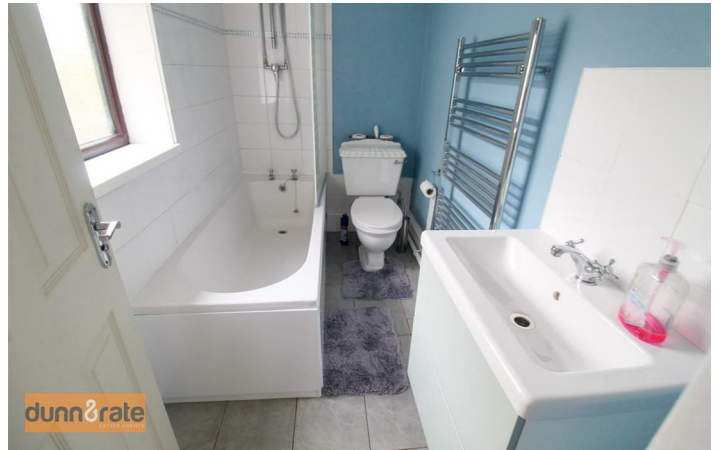
10'0" x 8'6" (3.07 x 2.61)

A double glazed window overlooks the rear aspect. Fitted wardrobes with storage cupboard. Radiator.

EXTERIOR

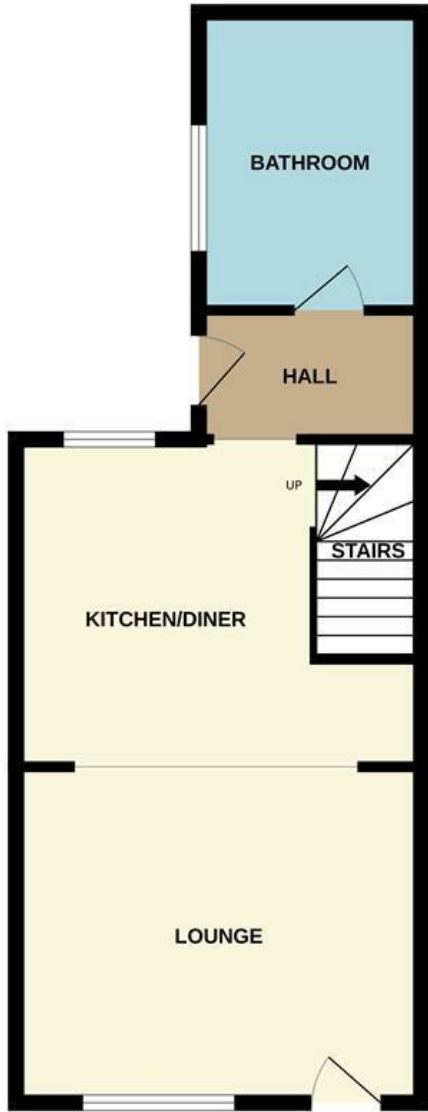
To the rear the garden is fully enclosed with double wooden gates to the rear, a paved patio seating area and gravelled area. There is potential for off road parking to the rear.



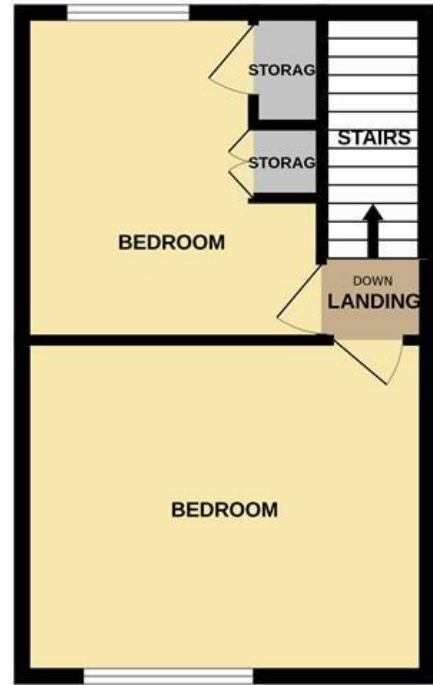


Floor Plan

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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(32 plus) A	(81-91) B			(82 plus) A	(81-91) B		
(69-80) C	(55-68) D			(69-80) C	(55-68) D		
(29-54) E	(21-28) F			(29-54) E	(21-28) F		
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	