



4 Hesketh Avenue, Ball Green, Stoke-On-Trent, Staffordshire, ST6

Offers In The Region Of £189,950

- Well presented three bedroom semi-detached home
- Substantial plot with impressive driveway and rear garden
- L-shaped open plan living/dining room
- Well equipped kitchen and bathroom
- WC to the ground floor
- Ideal property for a first time buyer

4 Hesketh Avenue, Stoke-On-Trent ST6 8AN

Nestled in the charming area of Ball Green, Stoke-On-Trent, this well-presented three-bedroom semi-detached home on Hesketh Avenue offers a delightful blend of comfort and practicality. Built in 1920, the property has been thoughtfully maintained, showcasing its character while providing modern conveniences.

As you approach the house, you will be greeted by a substantial plot featuring a large driveway, allowing for off-street parking for multiple vehicles—an invaluable asset in today's busy world. The impressive low-maintenance rear garden is perfect for those who enjoy outdoor space without the burden of extensive upkeep, making it an ideal setting for relaxation or entertaining guests.

Inside, the open-plan living and dining room creates a welcoming atmosphere, perfect for family gatherings or quiet evenings at home. The ground floor also includes a convenient WC, enhancing the functionality of the space. The well-equipped kitchen is designed to meet all your culinary needs, while the bathroom



Council Tax Band: B



Hallway

uPVC double glazed door to the front, radiator, stairs to the first floor.

WC

6'6" x 3'2"

Low level WC, pedestal wash and basin, radiator.

Living/Dining Room

22'2" x 13'10" max measurements

uPVC double glazed window to the front, uPVC double glazed patio doors to the rear, two radiators, living flame gas fire nestled within a stone style surround, hearth and mantle.

Kitchen

13'8" x 6'6"

Range of fitted units to the base and eye level, stainless steel one and a half sink, chrome mixer tap, four in gas hob, extractor above, electric oven, tile splash backs, gas fired boiler, radiator, space for a washing machine, uPVC double glazed door to the side, uPVC double glazed window to the rear, space for a free standing fridge/freezer.

First Floor

Landing

uPVC double glazed window to the side, built in storage, loft access.

Bedroom One

10'10" x 10'10" max measurements

UPVC double glazed window to the front, radiator.

Bedroom Two

10'9" x 9'0"

Radiator, uPVC double glazed window to the rear, built in cupboard and wardrobe.

Bedroom Three

10'9" x 6'7"

Radiator, uPVC double glazed window to the side.

Bathroom

7'9" x 4'3"

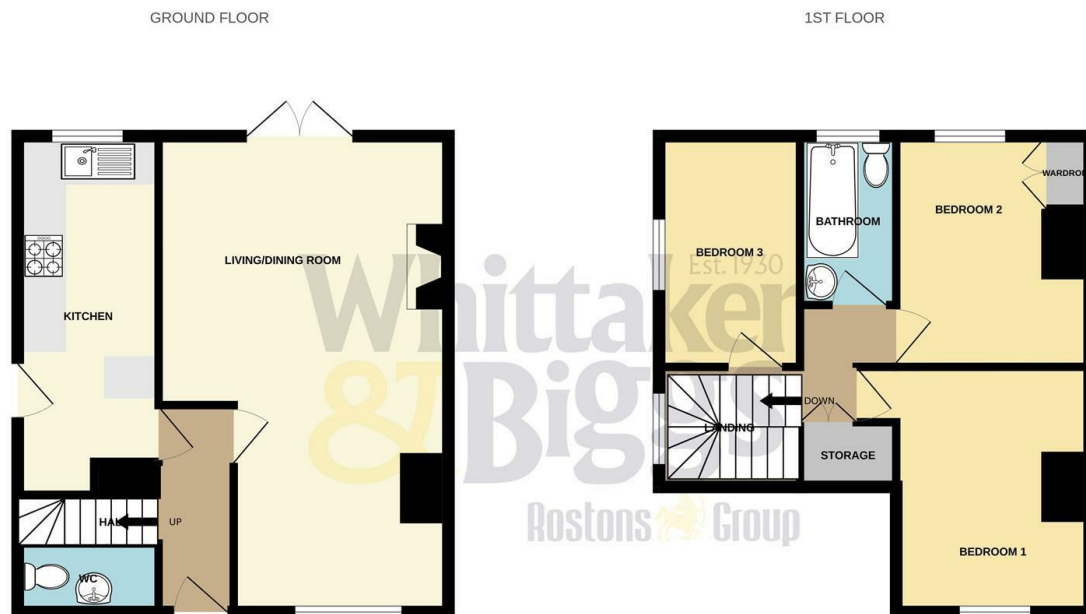
Panel bath, low level WC, pedestal washer and basin, chrome mixer tap, radiator, partly tiled, uPVC double glazed window to the rear, inset downlights.

Externally

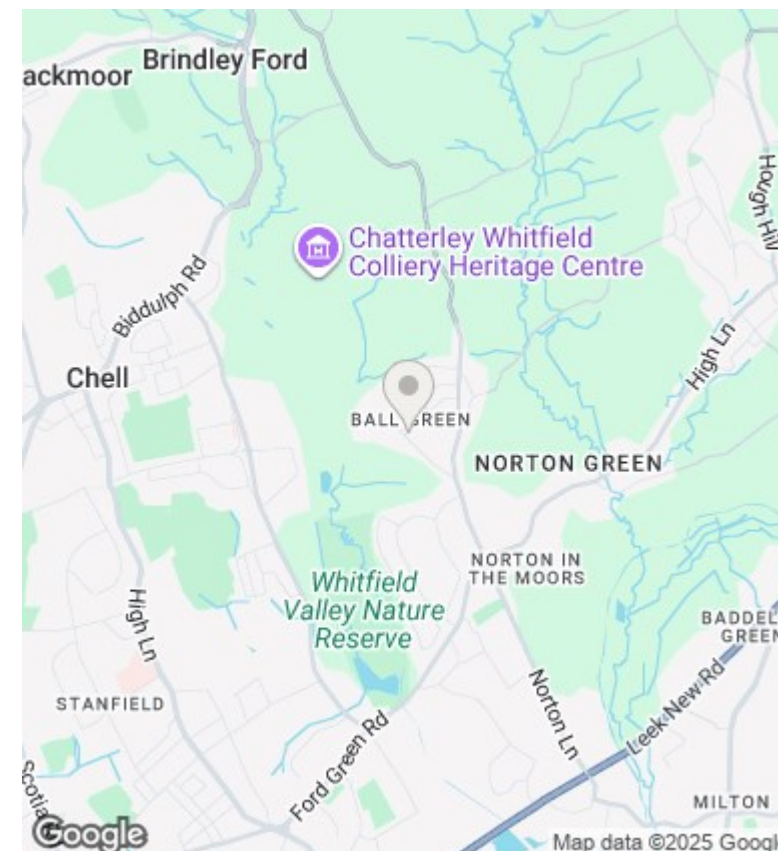
To the front, block paved driveway, walled boundary, gated access to the side. To the side, paved patio, fenced and wall boundary. To the rear, fenced, hedged and wall boundary area laid to artificial grass, outside water tap.







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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC