




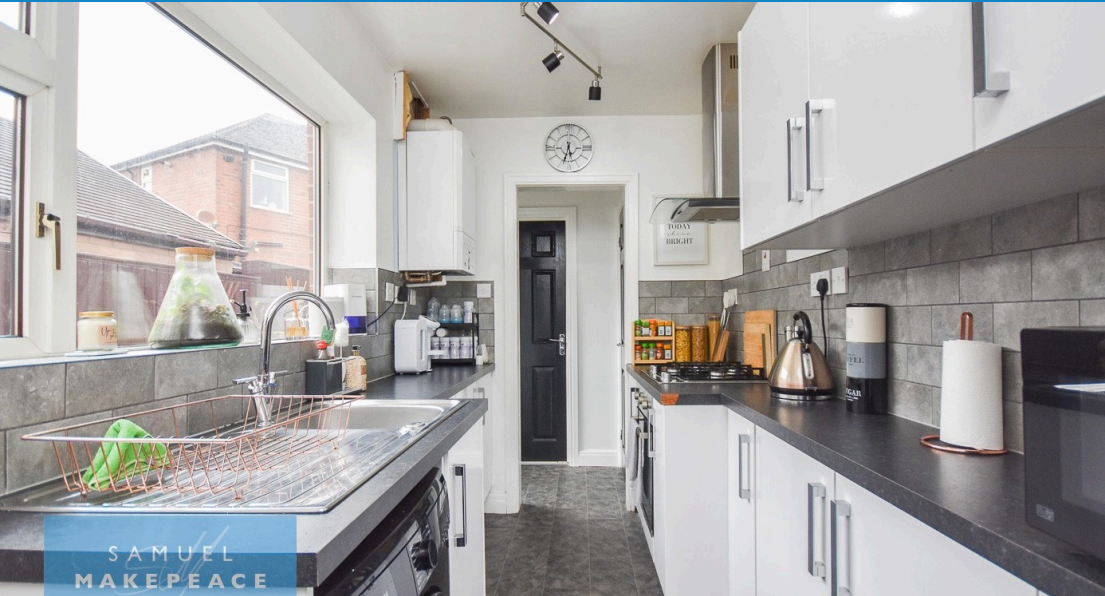
 **2**
Bedrooms

 **1**
Bathroom

 **1**
Reception



- GLORIOUS VIEWS FROM FRONT
- OPEN PLAN LIVING ACCOMODATION
- GORGEOUS DECOR THROUGHOUT
- LOVELY FITTED KITCHEN
- CHIC BATHROOM
- TWO DOUBLE BEDROOMS
- PERFECT FIRST TIME BUYER or INVESTOR HOME
- SOUGHT AFTER LOCATION
- COMBI BOILER
- CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS



There's something about a home that just feels right the moment you arrive—the kind of place that gives you that “this could be the one” feeling, where everyday living meets comfort and a touch of inspiration. With glorious open views to the front and a move-in-ready finish throughout, this charming two-bedroom terraced property on Whitfield Avenue in Ball Green, Stoke on Trent offers a lifestyle that's as easy as it is inviting.

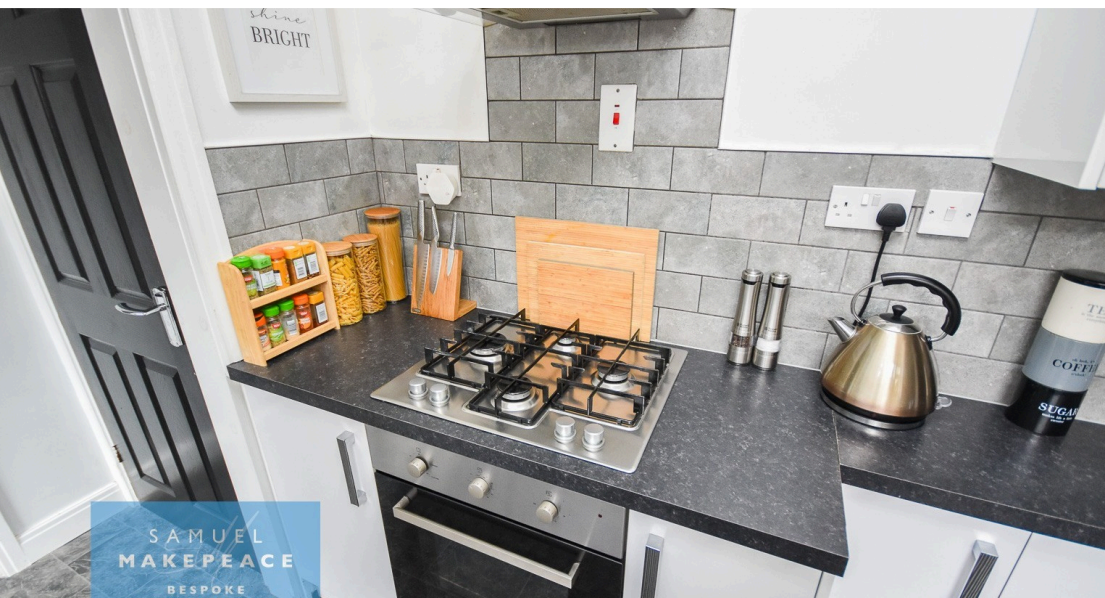
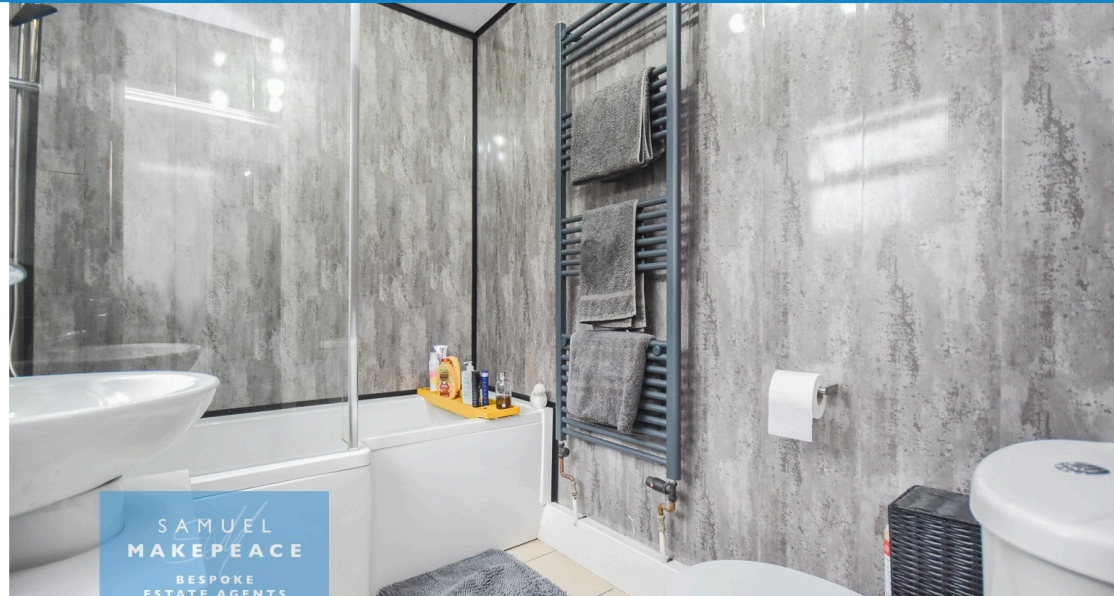
Inside, the property features a bright open plan lounge flowing into a dining area, both finished with laminate wood flooring and complemented by useful under stairs storage. The kitchen is fitted with a range of wall and base units, work surfaces and integrated cooking facilities, with space for appliances, leading through to a rear hall and a well-presented ground floor bathroom complete with bath and shower over. To the first floor are two well-proportioned bedrooms, with additional built-in storage.

Externally, the home benefits from a low-maintenance rear garden with a paved walkway and gated access, while to the front the property enjoys far-reaching views that truly set it apart. Ideal for first-time buyers, downsizers or investors, this is a fantastic opportunity to acquire a ready-to-move-into home in a popular residential location.

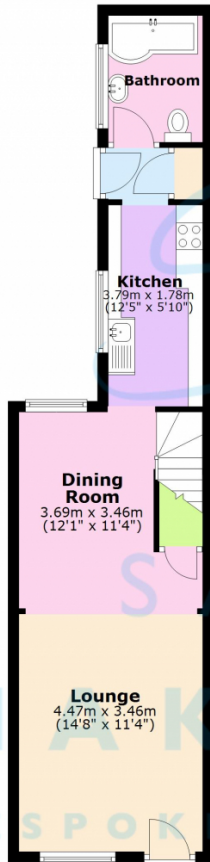
Contact Samuel Makepeace Bespoke Estate Agents now!

Disclaimer:

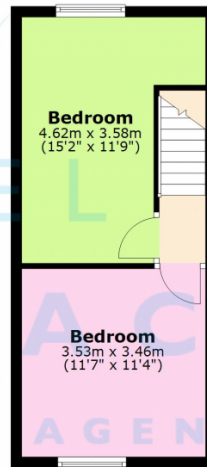
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Ground Floor



First Floor



Total area: approx. 70.3 sq. metres (756.3 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.

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

Address: Stoke-on-Trent, ST6

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