



6 Newcrofts Walk Ball Green, Stoke-On-Trent, ST6 8BE

BMV SEMI DETACHED PROPERTY THREE WELL PROPORTIONED BEDROOMS
<https://threeshires.townandcountrypropertyauctions.co.uk/lot/details/179373?preview-DE8byeeAzWdYcffLjQMz2JxlgwBhguqhNdnlYNwNUk1#details>

Buyers Premium
* Plus 5% Buyers Premium + VAT

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your

Auction Guide £80,000

6 Newcrofts Walk

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



- SEMI DETACHED PROPERTY
- THREE WELL PROPORTIONED BEDROOMS
- NO UPWARD CHAIN
- GOOD SIZED LOUNGE
- BATHROOM
- CLOSE TO SCHOOLING AND AMENITIES
- KITCHEN, UTILITY AND CLOAKROOM
- ENCLOSED GARDEN

GROUND FLOOR

Entrance Hall

Lounge

19'3" x 10'3" (5.88 x 3.14)

Kitchen

11'4" x 11'3" (3.47 x 3.45)

Utility Room

8'5" x 7'9" (2.58 x 2.377)

Cloakroom

3'10" x 2'9" (1.18 x 0.85)

FIRST FLOOR

Landing

Bedroom One

10'7" x 10'4" (3.23 x 3.17)

Bedroom Two

13'8" x 8'2" (4.17 x 2.50)

Bedroom Three

10'4" x 8'5" (3.15 x 2.59)

Bathroom

8'4" x 5'5" (2.551 x 1.67)

EXTERIOR

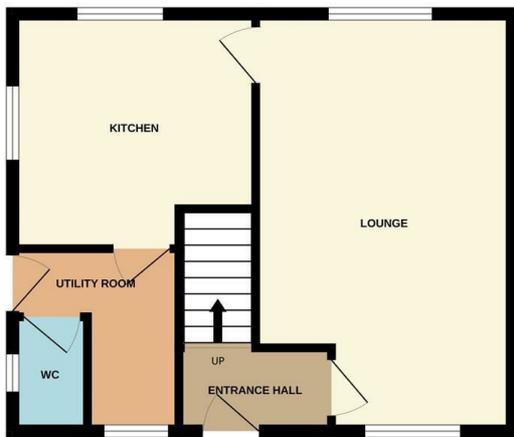


Directions



Floor Plan

GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.
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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	