Debra TIMMIS
YOUR PERSONAL ESTATE AGENT

Dale Avenue Ball Green Stoke-On-Trent ST6 8AT







Offers In The Region Of £125,000

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Dale Avenue, Ball Green, Stoke-On-Trent, ST6 8AT

What's that knocking noise you hear?
It's the sound of an opportunity that's very near
A Two bedroom town house BALL GREEN that's not to miss
A property to make your own, wouldn't that be bliss?!
With a spacious lounge, separate WC and kitchen too
With no upward chain its ready to view!
So to make this house your new home,
Do not delay, pick up the phone

Nestled in the popular area of Ball Green, this charming town house on Dale Avenue presents an excellent opportunity for first-time buyers, families, or potential landlords. The property boasts a welcoming entrance hallway that leads into a spacious lounge, perfect for relaxation and entertaining. The fitted kitchen is both functional and inviting, providing ample space for culinary pursuits, while a convenient lobby and WC enhance the practicality of the ground floor.

Ascending to the first floor, you will find two well-proportioned bedrooms, ideal for restful nights, along with a bathroom that caters to your daily needs. The property benefits from double glazing and central heating, ensuring comfort throughout the seasons.

Outside, the low-maintenance gardens offer a pleasant outdoor space without the burden of extensive upkeep, making it perfect for those with a busy lifestyle. With no upward chain, this home is ready for you to move in and make it your own.

Situated in a popular and convenient location, this property is highly recommended for those seeking a blend of comfort and accessibility. Do not miss the chance to view this delightful home; it truly is a gem in the heart of Ball Green.

Entrance Hall
Upvc door to the front aspect. Radiator.

Lounge
Double glazed window to the front aspect. Feature surround housing gas fire. Radiator.

Kitchen
Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel sink with single drainer and mixer tap. Tiled walls. Radiator. Gas central heating boiler.

Lobby

Separate WC
With low level WC. Radiator.

First Floor

Landing

Bedroom One
Two double glazed windows. Radiator.



Bedroom Two
Double glazed window. Radiator.



Bathroom

Suite comprises, panel bath, pedestal wash hand basin and low level WC. Useful storage cupboard. Double glazed window.

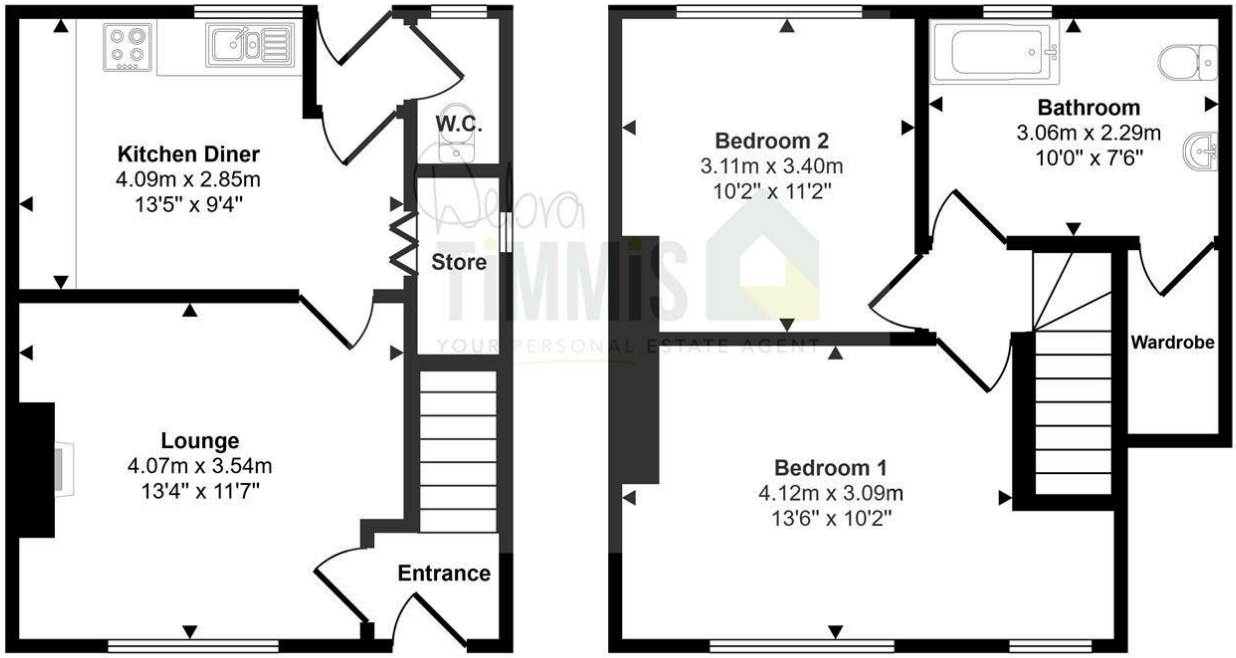


Externally

Low maintenance frontage. Shared entry which provides access to the rear garden. To the rear aspect there is a low maintenance garden with paved seating areas.



Approx Gross Internal Area
73 sq m / 782 sq ft



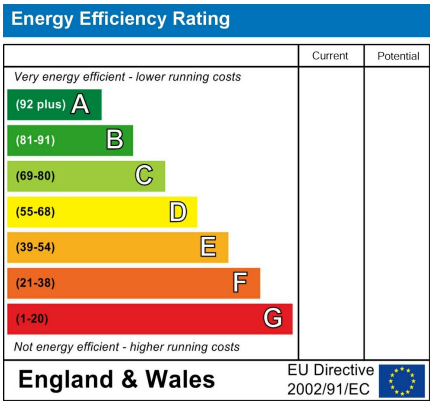
Ground Floor
Approx 33 sq m / 360 sq ft

First Floor
Approx 39 sq m / 421 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: A



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