

36 Bemersley Road Ball Green, Stoke-On-Trent, ST6 8JE

Stars shining bright above you, Night breezes seem to whisper "I love you", Birds singin' in the sycamore trees, Dream a little dream of me! No need to dream anymore the property you have been looking for is here, this immaculate semi detached home in Ball Green, is ready and waiting for the taking. The property boasts a large entrance hall, open plan lounge/diner, fitted kitchen and conservatory to the ground floor. To the first floor there are THREE good sized bedrooms and a fitted wet room. The exterior is just as impressive, with lawned gardens to the front and to the rear with open scenic views, a large driveway and a detached garage. This home offers sweet dreams that leave all worries behind you! Book your viewing today.

£200,000

36 Bemersley Road

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



- IMMACULATE SEMI DETACHED HOME
- FITTED KITCHEN
- FITTED WETROOM
- SOLD WITH NO UPWARD CHAIN
- ENTRANCE HALL WITH CLOAKROOM
- CONSERVATORY LOOKS OUT TO OPEN VIEWS
- LARGE DRIVEWAY
- LARGE LOUNGE/DINER
- THREE BEDROOMS
- DETACHED GARAGE

GROUND FLOOR

Entrance Porch

4'10" x 3'2" (1.49 x 0.97)

Door to the front aspect and double glazed windows to the side. Tiled flooring.

Entrance Hall

11'8" x 6'2" (3.56 x 1.90)

A door to the front aspect and windows either side. Stairs to the first floor, radiator and door to the under-stair cloakroom.

Cloakroom

4'5" x 2'9" (1.37 x 0.86)

A double glazed window looks out to the side aspect. Fitted with a low level W.C and wash hand basin.

Lounge/Diner

24'2" x 11'4" (7.39 x 3.47)

Open plan lounge/diner, a double glazed bay window looks out to the front aspect and double glazed patio doors open into the conservatory. Electric fireplace, two radiators and TV point.

Kitchen

11'4" x 5'11" (3.47 x 1.82)

A double glazed window looks out to the side aspect and a rear door leads into the conservatory. Fitted with a

range of wall and base storage units and coordinating work surface areas. Inset stainless steel sink and drainer, integrated electric oven and hob. Space and plumbing for a washing machine. Wall mounted boiler.

Conservatory

14'7" x 6'3" (4.46 x 1.91)

Double glazed windows look out to the side and rear, and a door leads out to the side aspect. Radiator.

FIRST FLOOR

First Floor Landing

8'9" x 6'0" (2.68 x 1.84)

A double glazed window looks out to the side aspect. Stairs from the ground floor and radiator.

Bedroom One

11'9" x 10'4" (3.60 x 3.16)

A double glazed window looks out to the rear aspect. Fitted wardrobes and radiator.

Bedroom Two

11'10" x 10'2" (3.61 x 3.11)

A double glazed window looks out to the front aspect. Fitted wardrobes and radiator.

Bedroom Three

6'3" x 6'0" (1.91 x 1.83)

A double glazed window looks out to the front aspect. Radiator.

Bathroom

8'1" x 5'10" (2.47 x 1.79)

A double glazed window looks out to the rear aspect. Fitted wet room with wall panelling, walk-in shower, wash hand basin with vanity and Low level WC. Extractor fan and radiator.

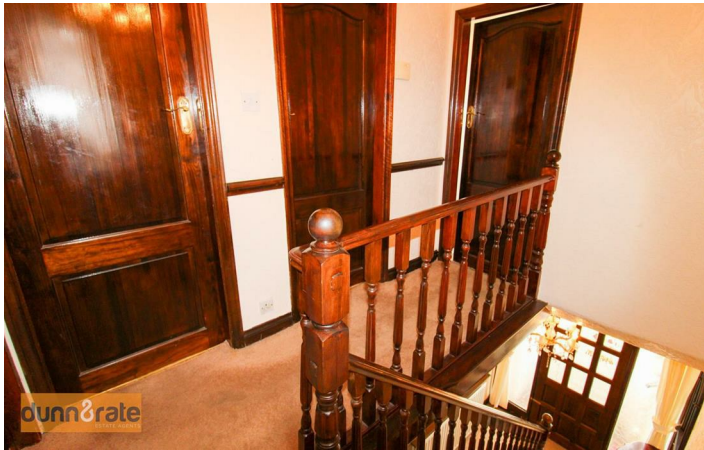
EXTERIOR

To the front of the property there is a large gated, paved driveway leading to a detached garage and grass areas with mature shrubs. To the rear the garden has a paved patio with steps leading down to the lawn, surround fencing, greenhouse and mature shrubs.

Garage

17'4" x 10'3" (5.30 x 3.14)

Electric door to the front and window to the side. Fitted with power and lighting.

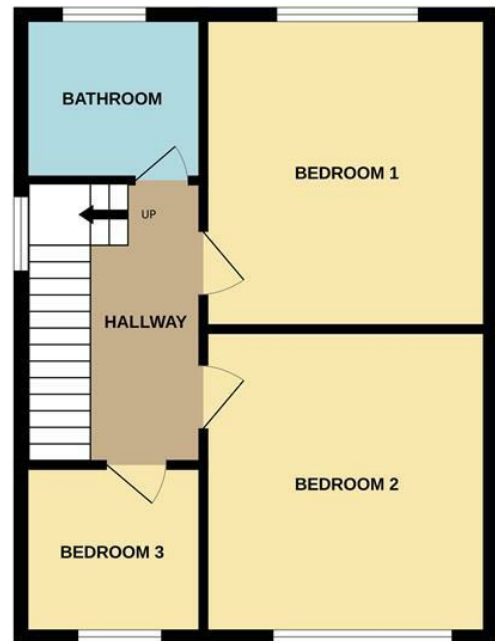


Floor Plan

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 | (92 plus) A | | | Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | | |
| | (81-91) B | | | | (81-91) B | | |
| | (69-80) C | | | | (69-80) C | | |
| | (55-68) D | | | | (55-68) D | | |
| | (39-54) E | | | | (39-54) E | | |
| | (21-38) F | | | | (21-38) F | | |
| Not energy efficient - higher running costs | (1-20) G | | | Not environmentally friendly - higher CO ₂ emissions | (1-20) G | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |