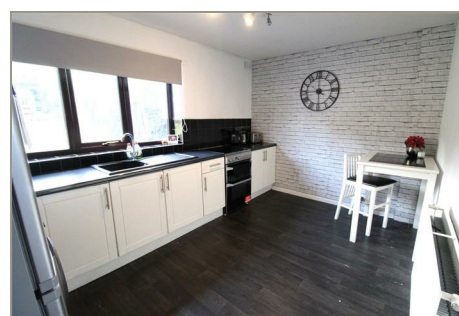




46 Hesketh Avenue

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

Welllllll..... You know you make me wanna shout, look, my hand's jumping (shout). Look, my heart's bumping (shout). Throw my head back (shout) Come on now (shout). All I want to do is shout about this property on Hesketh Avenue. Spacious throughout this two bedroom semi detached property is ready for a new owner. The accommodation on offer comprises a spacious lounge, modern fitted breakfast kitchen/diner and utility area. To the first floor there is two double bedrooms and contemporary bathroom suite. Externally the property benefits from a fully enclosed rear garden laid to lawn with a paved patio seating area. Located in the popular area of Ball Green close to local amenities, schooling and commuter links to main town centre. Say that you love me, say that you need me, say that you want me come on now! SHOUT! You want to make this one yours!! Call today to book a viewing.

Offers in the region of £115,000

46 Hesketh Avenue

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



- SPACIOUS SEMI DETACHED
- UTILITY AREA
- LAWNED REAR GARDEN
- LARGE LOUNGE WITH BAY WINDOW
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY BATHROOM

GROUND FLOOR

Entrance Hall

4'3" x 3'11" (1.30 x 1.20)

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor. Radiator.

Lounge

13'6" x 12'9" (4.13 x 3.89)

A double glazed bay window overlooks the front aspect. Open fireplace and television point. Under stairs storage cupboard. Radiator.

Kitchen/Diner

12'10" x 9'1" (3.92 x 2.79)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Freestanding electric cooker.

Space and plumbing for washing machine and fridge/freezer. Radiator. Space for and table and chairs.

Rear Hall

3'2" x 2'9" (0.98 x 0.85)

Wooden access door leads out to the side aspect. Partly tiled walls.

Utility Area

5'5" x 2'11" (1.66 x 0.90)

A double glazed window overlooks the rear aspect. Space for tumble dryer and plumbing for W.C if reconnected.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

16'3" x 10'5" (4.97 x 3.19)

Two double glazed windows overlook the front aspect. Fitted wardrobes with sliding doors. Television point and radiator.

Bedroom Two

12'5" x 8'11" (3.80 x 2.74)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bathroom

8'11" x 6'11" (2.74 x 2.11)

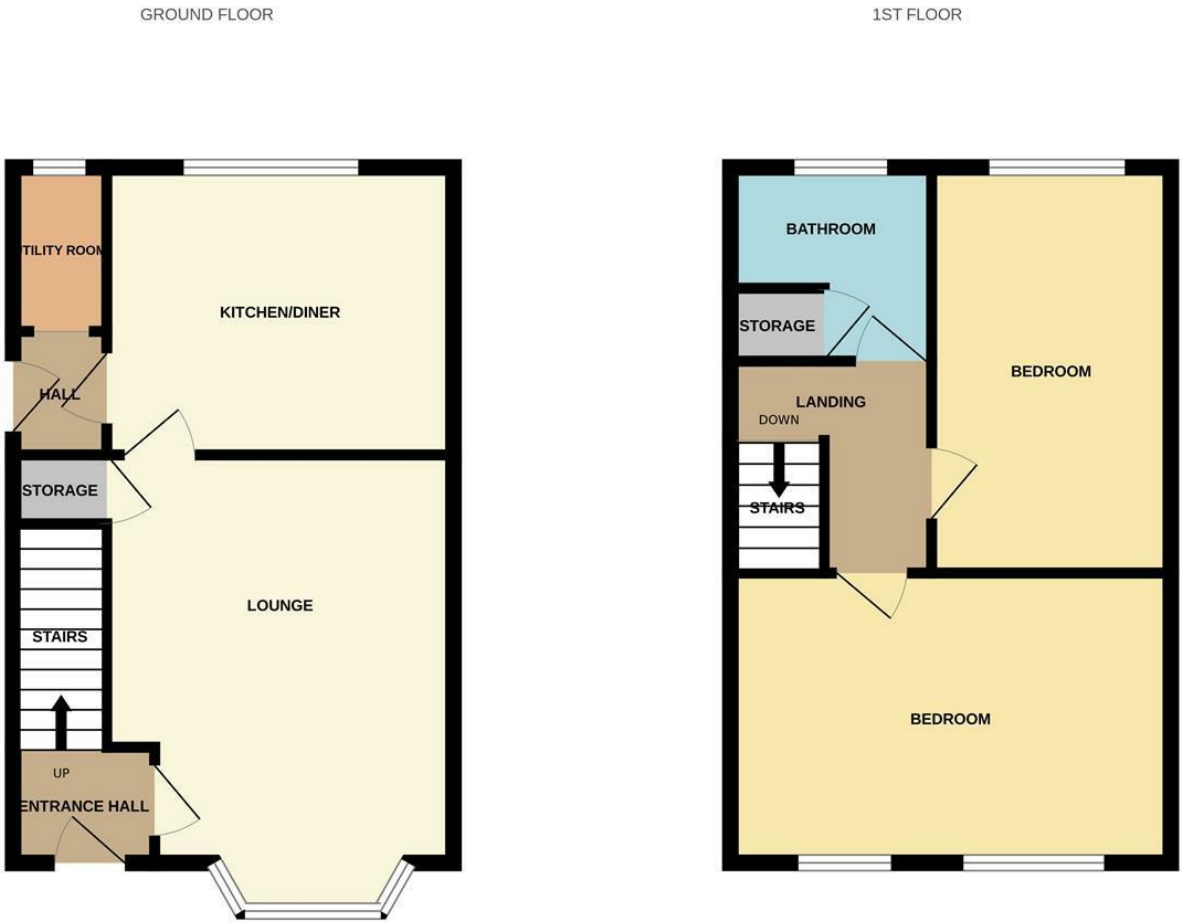
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Airing cupboard housing central heating boiler. Partly tiled walls and ladder style towel radiator.

EXTERIOR

To the front the property is approached by steps leading to a pathway and entrance door with access to side gate leading to the rear and a lawned frontage. To the rear the garden is fully enclosed and laid mainly to lawn with a paved patio area and garden shed. The rear garden is enclosed with a hedge and fenced border.



Floor Plan



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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