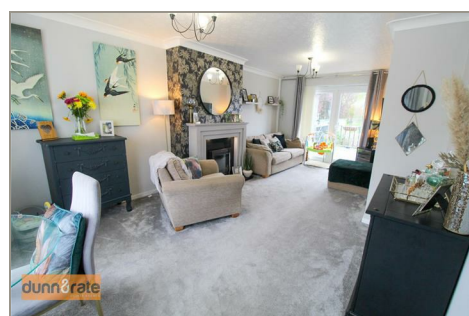




4 Whitfield Road

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

It's time to jump off the sidelines in your search for that perfect property and start playing the FIELD as I have found the ideal property you have been looking for. This beautifully maintained semi detached property on WhitFIELD Road is on the market looking for a new owner. The spacious accommodation on offer comprises a large lounge/diner with patio doors leading out onto the rear garden, modern fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from ample off road parking to the front with a huge fully enclosed south facing rear garden with an extended detached garage. Located in the popular area of Ball Green close to local amenities, schooling, commuter links and field walks. Don't be left on the bench, get yourself on the FIELD and in the game before you miss out!

£170,000

4 Whitfield Road

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



- BEAUTIFULLY PRESENTED SEMI DETACHED PROPERTY

- THREE BEDROOMS

- LARGE ENCLOSED REAR GARDEN

- LARGE LOUNGE/DINER

- FAMILY BATHROOM

- EXTENDED DETACHED GARAGE

- MODERN FITTED KITCHEN

- AMPLE OFF ROAD PARKING

- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

11'5" x 5'9" (3.49 x 1.77)

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

Lounge/Diner

23'4" x 11'4" (7.12 x 3.47)

A double glazed bay window overlooks the front aspect with double glazed patio doors leading out to the rear garden. Fireplace housing electric fire. Television point and two radiators.

Kitchen

8'9" x 7'9" (2.68 x 2.37)

A double glazed window overlooks the rear aspect coupled with a double glazed access door to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and fully tiled walls. Integrated electric oven with gas hob over and cooker hood above. The

fridge/freezer is integrated and there is space and plumbing for a washing machine and dishwasher. Under stairs pantry style storage cupboard with a double glazed window to the side aspect.

FIRST FLOOR

First Floor Landing

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

Bedroom One

10'11" x 10'4" (3.35 x 3.16)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes, drawers and storage cupboards up and over the bed space. Television point and radiator.

Bedroom Two

11'8" x 9'9" (3.58 x 2.98)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

6'5" x 6'3" (1.97 x 1.93)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'9" x 5'5" (2.38 x 1.66)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, vanity hand wash basin and low level W.C. Fully tiled walls and airing cupboard housing central heating boiler. Ladder style towel radiator.

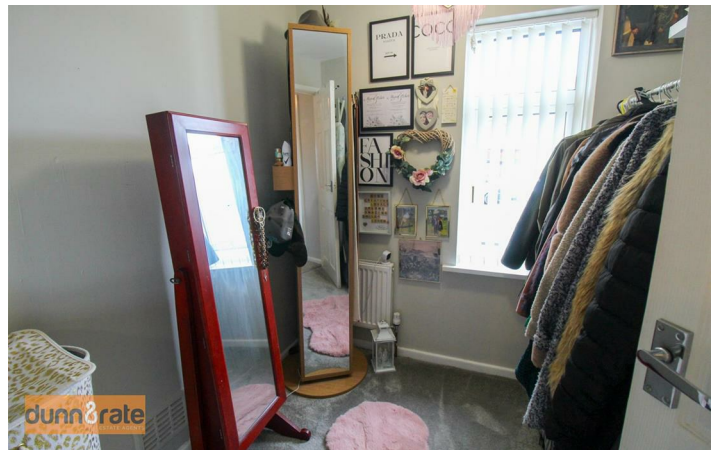
EXTERIOR

To the front there is a large paved driveway leading down the side of the property with gated access to the rear. To the rear the garden is fully enclosed and laid to lawn with a raised decked seating area, gravelled borders and a large garden shed.

Garage

An extended detached garage with up and over door to the front.





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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