



26 Mill View

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

OH MY GOD!!! In the words of Janice, have you seen this beautiful end terraced property on Mill View! If it was a girl it would definitely be receiving the 'How you doing?' from Joey and Ross would be fighting off the competition with his karate moves 'Unagi'. But seriously, this beautiful and well maintained property is one you should set your sights on. The ground floor accommodation comprises a snug lounge, modern fitted kitchen/diner and a conservatory. PIVOT PIVOT! were heading upstairs to find two double bedrooms and a modern family bathroom. Externally, the property benefits from a large driveway to the front and to the rear the garden is laid to lawn with a paved patio area. Located in a quiet cul-de-sac in the popular area of Ball Green close to local amenities, schooling and commuter links to the main town centre. They don't no, we know, they know, so lets be friends and keep this our secret and 'I will be there for you' to make this property your new home! Call today to book a viewing.

Offers in the region of £129,950

26 Mill View

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



- STUNNING END TERRACED
- CONSERVATORY
- OFF ROAD PARKING
- SNUG LOUNGE
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

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

Lounge

13'7" x 13'6" (4.15 x 4.12)

A double glazed bay window overlooks the front aspect.

Fireplace housing gas fire. Under stairs storage cupboard.

Television point and radiator.

Kitchen/Diner

13'7" x 8'7" (4.15 x 2.62)

A double glazed window overlooks the rear aspect

coupled with double glazed patio doors leading into the

conservatory. Fitted with a range of wall and base storage units

with inset asterite sink unit and side drainer. Integrated electric

oven with gas hob over and cooker hood above. Space and

plumbing for fridge/freezer and washing machine. Wall mounted

central heating boiler. Under stairs storage cupboard.

Conservatory

10'2" x 8'5" (3.10 x 2.57)

A UPVC conservatory with a double glazed window to the side and rear aspect and patio doors lead out onto the rear garden.

FIRST FLOOR

First Floor Landing

Loft access.

Bedroom One

13'7" x 11'2" (4.16 x 3.42)

A double glazed window overlooks the front aspect.

Television point and radiator.

Bedroom Two

11'4" x 7'2" (3.46 x 2.19)

A double glazed window

overlooks the rear aspect. Fitted wardrobes. Radiator.

Bathroom

6'4" x 6'0" (1.95 x 1.83)

A double glazed window

overlooks the rear aspect. Fitted with a suite comprising p-shaped

bath with waterfall shower over, vanity wash hand basin and low level W.C. Vertical towel radiator. Partly tiled walls and ceiling spotlights.

EXTERIOR

To the front there is a long driveway and the rear garden is laid mainly to lawn with a paved patio.

Council Tax Band

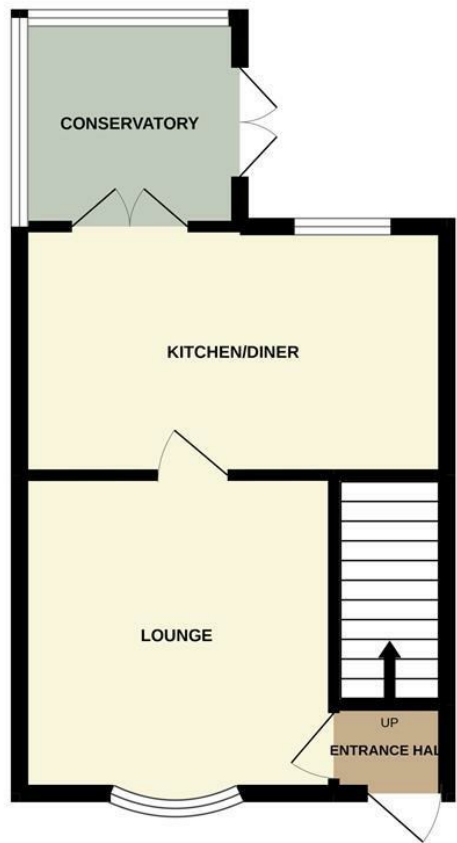
Council Tax Band B

Purchaser should seek confirmation prior to completion

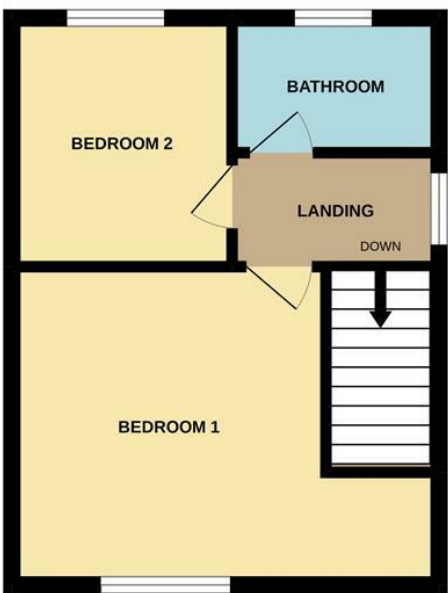


Floor Plan

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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