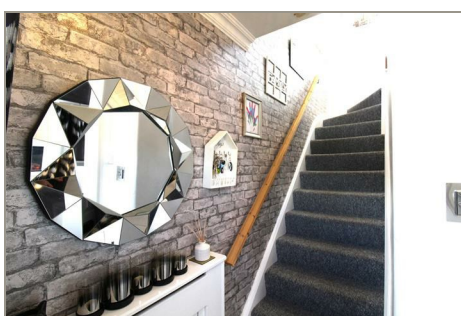




34 Dale Avenue

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

The great Steve Martin once said, "Be so good, they can't ignore you!", that couldn't be anymore suited to this gorgeous, semi detached property on Dale Avenue. Not only is this property good, it is stunningly beautiful, superbly spacious and one you will not be able to ignore! Elegantly maintained by its current owners, the accommodation on offer comprises; a large lounge, modern fitted kitchen/diner, downstairs cloakroom, three bedrooms and a contemporary family bathroom. Externally, the property benefits from off road parking to the frontage with lawn. To the rear the garden is fully enclosed with a gravelled seating area and the remaining part of the garden laid to lawn. Located in the popular area of Ball Green, close to local amenities, schooling and open field walkways. So don't let this property be ignored, make it yours for the taking! Call today to book a viewing.

Offers in excess of £129,950

34 Dale Avenue

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



- STUNNING SEMI DETACHED PROPERTY
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- EARLY VIEWING A MUST
- LARGE LOUNGE
- THREE BEDROOMS
- ENCLOSED REAR GARDEN LAID TO LAWN
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

5'10" x 2'11" (1.79 x 0.89)

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

Lounge

13'6" x 11'5" (4.13 x 3.49)

A double glazed window overlooks the front aspect. Fireplace housing electric fire. Understairs storage cupboard. Television point and radiator.

Kitchen/Diner

16'11" x 9'1" (5.16 x 2.78)

A double glazed window overlooks the rear aspect coupled with a double glazed access door to the side. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Freestanding electric oven and hob with cooker hood above. Space and plumbing for washing

machine, dishwasher and fridge/freezer. Radiator.

Cloakroom

A double glazed window overlooks the rear aspect. Fitted with a low level W.C and wash hand basin. Radiator.

FIRST FLOOR

First Floor Landing

Ceiling spotlights and loft access hatch.

Bedroom One

10'4" x 8'11" (3.15 x 2.74)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

12'6" x 9'1" (3.82 x 2.78)

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

Bedroom Three

7'2" x 6'11" (2.20 x 2.12)

A double glazed window overlooks the front aspect. Radiator.

(Previously part of Bedroom one, but converted to a third bedroom)

Bathroom

9'1" x 6'10" (2.78 x 2.10)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, vanity hand wash basin and low level W.C. Airing cupboard housing combi boiler. Partly tiled walls and ceiling spotlights. Radiator.

EXTERIOR

To the front the property benefits from a gravelled driveway with lawned area. To the rear the garden is laid to lawn with a graveled seating area, large shed and shrub borders. The rear garden is fully enclosed by panelled fencing.

AGENTS NOTES

The property was previously two bedrooms and has been converted to three bedrooms.



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.
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

