



11 Cowen Street

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

There's something in the way she moos, it attracts me like no other...well ladies and gentleman this property is about to be let out the gate! A spacious terraced property located on Cowen Street in the popular area of Ball Green. The accommodation comprises a lounge, dining room, fitted kitchen, two bedrooms and bathroom. Externally, the property benefits from a fully enclosed large, paved, rear garden. Located close to local amenities and schooling. What are you waiting for, this place is calling your name...contact us to arrange your viewing!

£89,950

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- WELL MAINTAINED TERRACED PROPERTY
- GROUND FLOOR BATHROOM
- NO UPWARD CHAIN
- VIEWING IS A MUST!!
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- PERFECT FOR FIRST TIME BUYER & INVESTORS

GROUND FLOOR

Entrance Porch

3'5" x 0'8" (1.05 x 0.22)

A double glazed door to the front aspect and double glazed window to the side aspect. Door leading to Lounge.

Lounge

11'0" x 10'9" (3.36 x 3.30)

A double glazed window to the front aspect. Gas fireplace and radiator.

Dining Room

11'9" x 11'3" (3.60 x 3.43)

A double glazed window overlooks the rear aspect. Gas fireplace, TV point and radiator. Door to under-stair storage cupboard.

Kitchen

10'7" x 6'5" (3.23 x 1.98)

Double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units, with inset

stainless steel sink, mixer tap and side drainer. Co-ordinated work surfaces and partly tiled walls. Space for gas cooker, fridge freezer and plumbing for washing machine. Radiator

Bathroom

9'2" x 6'1" (2.81 x 1.86)

A double glazed window overlooks the side aspect. Fitted with a shower cubicle, wash hand basin and low level W.C. Tiled walls and electric wall mounted radiator.

Rear Entrance Hall

3'7" x 2'8" (1.11 x 0.82)

A double glazed window overlooks the side aspect. Door to storage cupboard.

FIRST FLOOR

Landing

Stairs from the ground floor.

Bedroom One

11'1" x 10'9" (3.38 x 3.29)

A double glazed window

overlooks the front aspect. Fitted wardrobes and radiator.

Bedroom Two

11'11" x 11'2" (3.65 x 3.42)

A double glazed window overlooks the rear aspect. Door to storage cupboard with loft access. Wall mounted combi boiler, radiator and open fireplace.

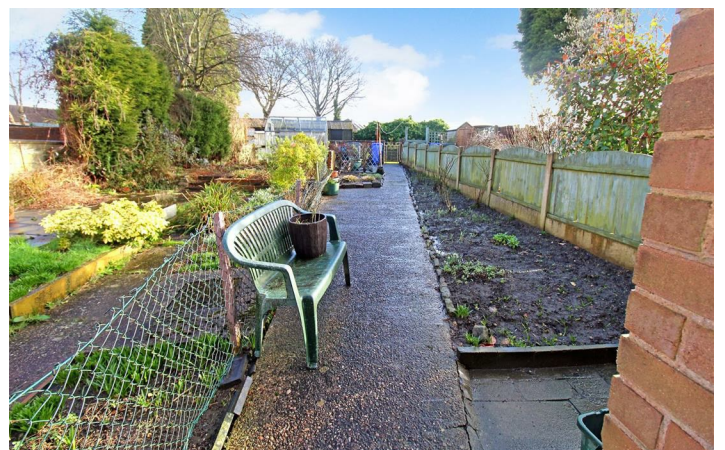
EXTERIOR

The property has a fully enclosed paved garden with shrub border. Gate to rear access for bins.

Council Tax Band

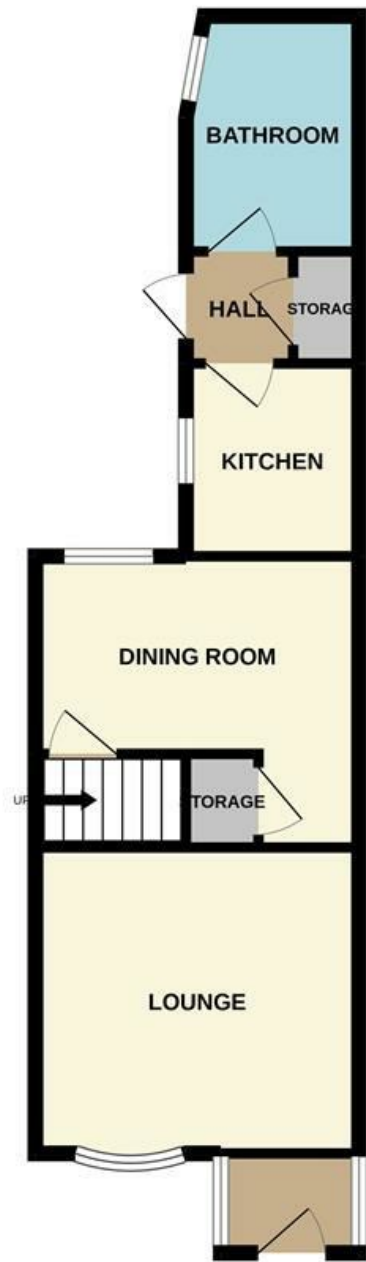
Council Tax Band A.

Purchaser should seek confirmation prior to completion

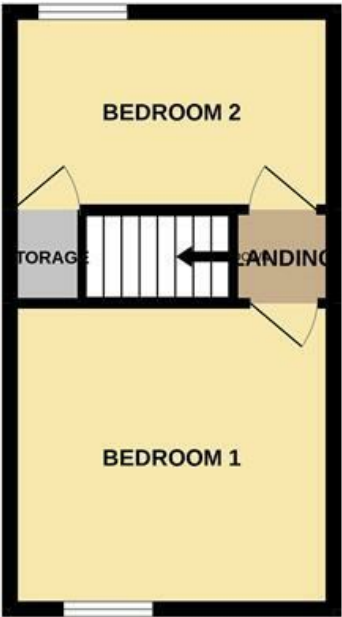


Floor Plan

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	Current	Potential	(92 plus) A	Current	Potential
(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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		