



Hesketh Avenue,  
Ball Green



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# Offers in Region of £120,000

A two bedroom semi-detached property in Ball Green benefitting from a kitchen/diner, generous sized garden and detached garage. An ideal property for first time buyers or investors alike. The property is close to amenities, commuter links and schools. Viewing is highly advised. No Chain!





## Ground Floor

### Hall

UPVC front door and radiator.

### Lounge

4.16m x 3.95m (13' 8" x 13' 0") A window to the front, under stairs storage, radiator and carpet flooring.

### Kitchen/Diner

3.94m x 3.01m (12' 11" x 9' 11") A range of wall and base units with worktops, stainless steel sink basin, space for double cooker with extractor hood over, plumbing for a washing machine, space for a fridge/freezer, french doors to garden, radiator and tiled flooring.

### Guest W/C

A low level W/C and boiler to the wall.

## First Floor

### Bedroom One

3.94m x 3.19m (12' 11" x 10' 6") A window to the front, storage space, radiator and carpet flooring.

### Bedroom Two

3.84m x 2.78m (12' 7" x 9' 1") A window to the rear, radiator and carpet flooring.

### Bathroom

2.79m x 2.12m (9' 2" x 6' 11") A white suite with bath, walk in shower unit, pedestal hand wash basin, low level W/C, chrome towel radiator, window and tiled flooring.

## External

Front - A driveway for off road parking and lawned garden.

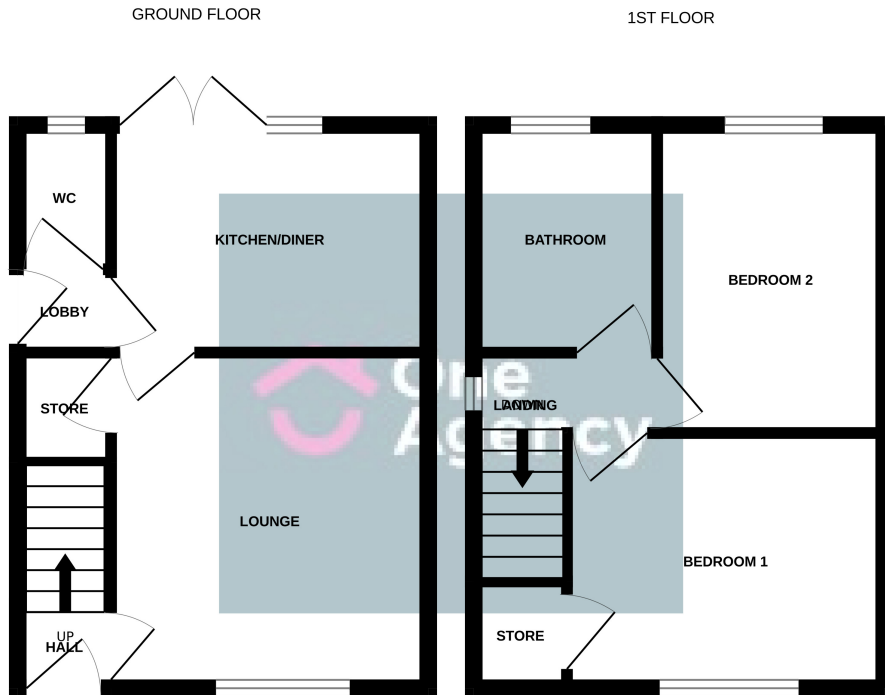
Rear - A paved area and lawned garden with shrub borders.

## Detached Garage

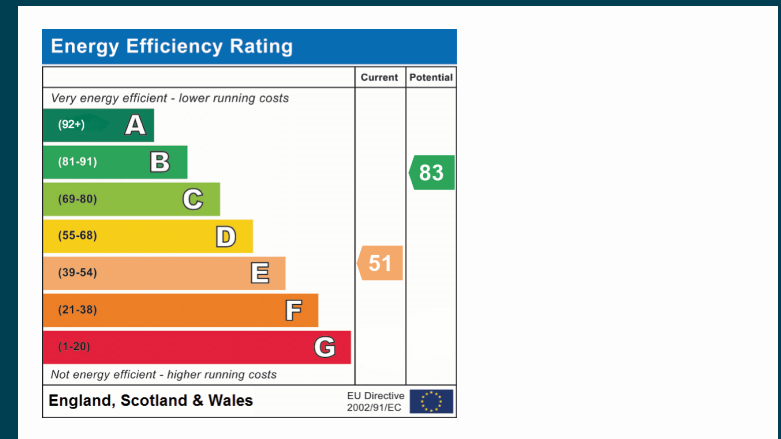
4.83m x 2.31m (15' 10" x 7' 7")

## AGENTS NOTES

The council tax band is A. The local authority is Stoke-on-Trent.



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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