



Wilding Road, Ball  
Green



**OneAgency**

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# Offers in Excess of £100,000

An end of terraced fore-courted house in the popular location of Ball Green. The property benefits from two reception rooms, ground floor bathroom and rear yard with gated access. Located close by to amenities, commuter links and schools. An ideal first time buy or investment opportunity. Viewing is highly advised. No Chain!





## Ground Floor

### Porch

1.89m x 0.74m (6' 2" x 2' 5") UPVC door, double glazed windows, radiator and vinyl flooring.

### Reception Room One

3.83m x 3.33m (12' 7" x 10' 11") A double glazed window, fireplace and surround, radiator and carpet flooring.

### Reception Room Two

3.71m x 2.69m (12' 2" x 8' 10") A double glazed window, radiator and carpet flooring.

### Kitchen

3.12m x 2.54m (10' 3" x 8' 4") A range of wall and base units with worktops, stainless steel sink basin, integral oven and electric hob, space for a fridge/freezer, double glazed window and vinyl flooring.

### Lobby

UPVC door, boiler to the wall and vinyl flooring.

## Bathroom

2.52m x 1.45m (8' 3" x 4' 9") A white suite with bath, pedestal hand wash basin, low level W/C, double glazed window, radiator and vinyl flooring.

## First Floor

### Bedroom One

3.85m x 3.33m (12' 8" x 10' 11") A double glazed window, radiator and carpet flooring.

### Bedroom Two

3.15m x 2.55m (10' 4" x 8' 4") A double glazed window, radiator and carpet flooring.

### Bedroom Three

3.68m x 1.76m (12' 1" x 5' 9") A double glazed window, radiator and carpet flooring.

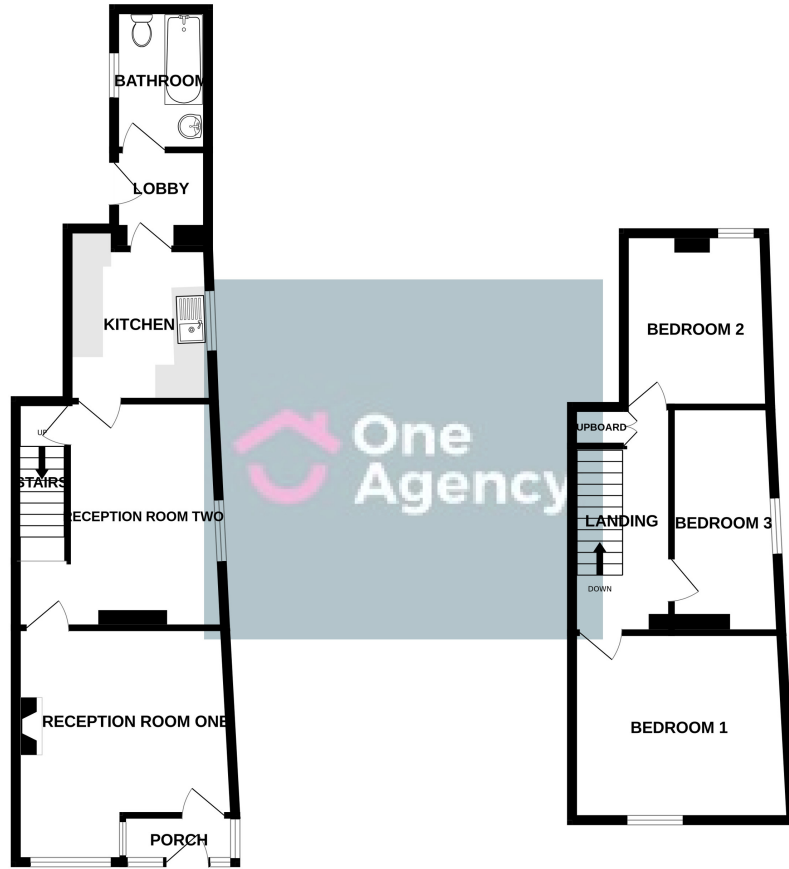
## External

A paved yard to the rear with gated access.

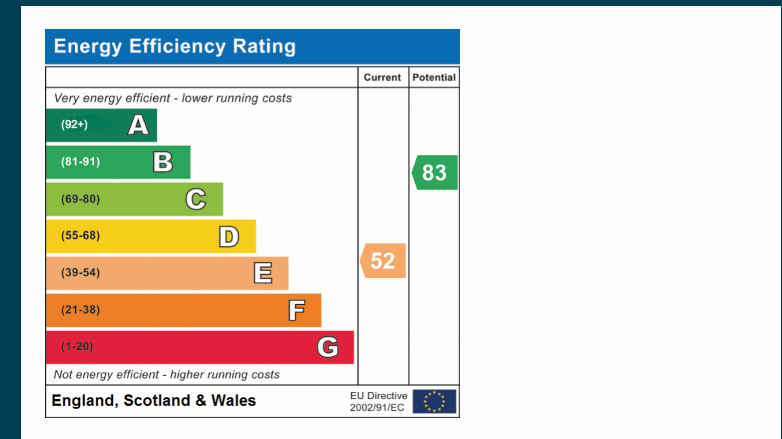
## AGENTS NOTES

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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