



Hesketh Avenue, Ball Green, ST6 8AN.
£190,000

Whittaker Est. 1930
& Biggs

Hesketh Avenue, Ball Green, ST6 8AN.

This attractive property forms part of a pair of unique semis offering a traditional style coupled with a contemporary classic interior style. Internally this stylish home is sure to impress, having two open plan reception rooms with an adjoining outdoor covered garden room that permits use all year though, coupled with an attractive low maintenance garden. There is a well-equipped kitchen with contrasting base units & automatic tap (needs connecting) as well as feature lighting to the baseboards. There is a delightful entrance porch & hall giving access to three good sized bedrooms, each with their own individual styling. The master bedroom has partial views over Chatterley Whitfield estate. The family bathroom has a luxurious feel with its freestanding roll top bath and is an enhanced feature to this stylish home. Externally the property is approached from its long block paved driveway via double metal gates allowing plentiful parking. As previously mentioned, the rear gardens include a covered outdoor area which provides shelter & a great entertaining environment as well as al fresco dining. The raised patio provides a further outdoor area for relaxing & entertaining. Well placed for local school, amenities & independent shops, all within the vicinity as well as open greenery & local playing fields. The property has undertaken recent works including a roof installed (2022). Viewing of this beautifully presented home is highly advised.



Entrance Porch

Having UPVC double glazed modern front entrance door with obscure glazed central panelling and matching side panels.

Entrance Hallway

Having full length UPVC double glazed window to the front aspect, radiator, stairs off giving access to the first floor landing.

Lounge 9' 11" x 9' 6" (3.03m x 2.90m)

Having Upvc window to the front aspect, radiator, niche with built in shelving, exposed beams to ceiling.

Dining Room 13' 9" x 11' 9" (4.20m x 3.57m)

Having a feature ornate fireplace, exposed mock beams to ceiling, column style modern anthracite radiator. Wall light points, UPVC double glazed French doors, giving access onto the rear outdoor garden area with full length glazed matching side panels. Open archway given access into lounge.

Kitchen 13' 8" x 6' 4" (4.17m x 1.94m)

Having a range of wall mounted cupboard and contrasting base units with fitted wood effect worksurfaces over incorporating a circular single drainer sink unit with mixer tap over. Integral electric combination oven and grill with separate four ring gas hob over and stainless steel chimney style extractor fan with tiled splashback. UPVC double glazed windows to the rear and side aspect, pelmet lights & LED lighting to kickboards, plumbing for washing machine, cupboard housing central heating boiler, recessed LED lighting to ceiling plus wall light point. Chevron effect cushion flooring. integral dishwasher.

First Floor Landing

Having a luxurious freestanding roll top bath with central mixer tap and shower over. Wash hand basin set upon vanity storage unit, low-level WC, part tiled walls, grey wood wash effect laminate flooring. Wall lights points.

Bedroom 1 10' 10" x 9' 1" (3.30m x 2.77m)

Having Upvc double glazed window to the front aspect with partial views on the horizon. Radiator. Built in wardrobes, panelled walls. Wall mount for TV point.

Bedroom 2 11' 0" x 8' 4" (3.36m x 2.54m)

Having Upvc double glazed window to the rear aspect overlooking the gardens. Radiator.

Bedroom 3 10' 11" x 6' 6" (3.32m x 1.99m)

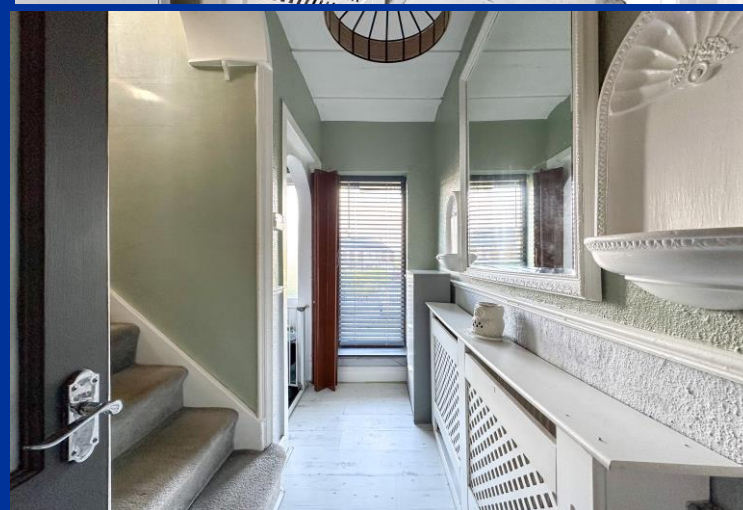
Upvc double glazed window to side aspect, radiator, wall mount for TV.

Family Bathroom

Having a luxurious freestanding roll top bath with central mixer tap and shower over. Wash hand basin set upon vanity storage unit, low-level WC, part tiled walls, grey wood wash effect laminate flooring. Wall lights points.

Externally

Externally The property is approached from its long block paved driveway via double metal gates allowing plentiful parking. The fully enclosed rear garden includes a covered outdoor area, which provides shelter & a great entertaining environment as well as al fresco dining. The raised patio provides a further outdoor area for relaxing & entertaining.



Note:
Council Tax Band: B

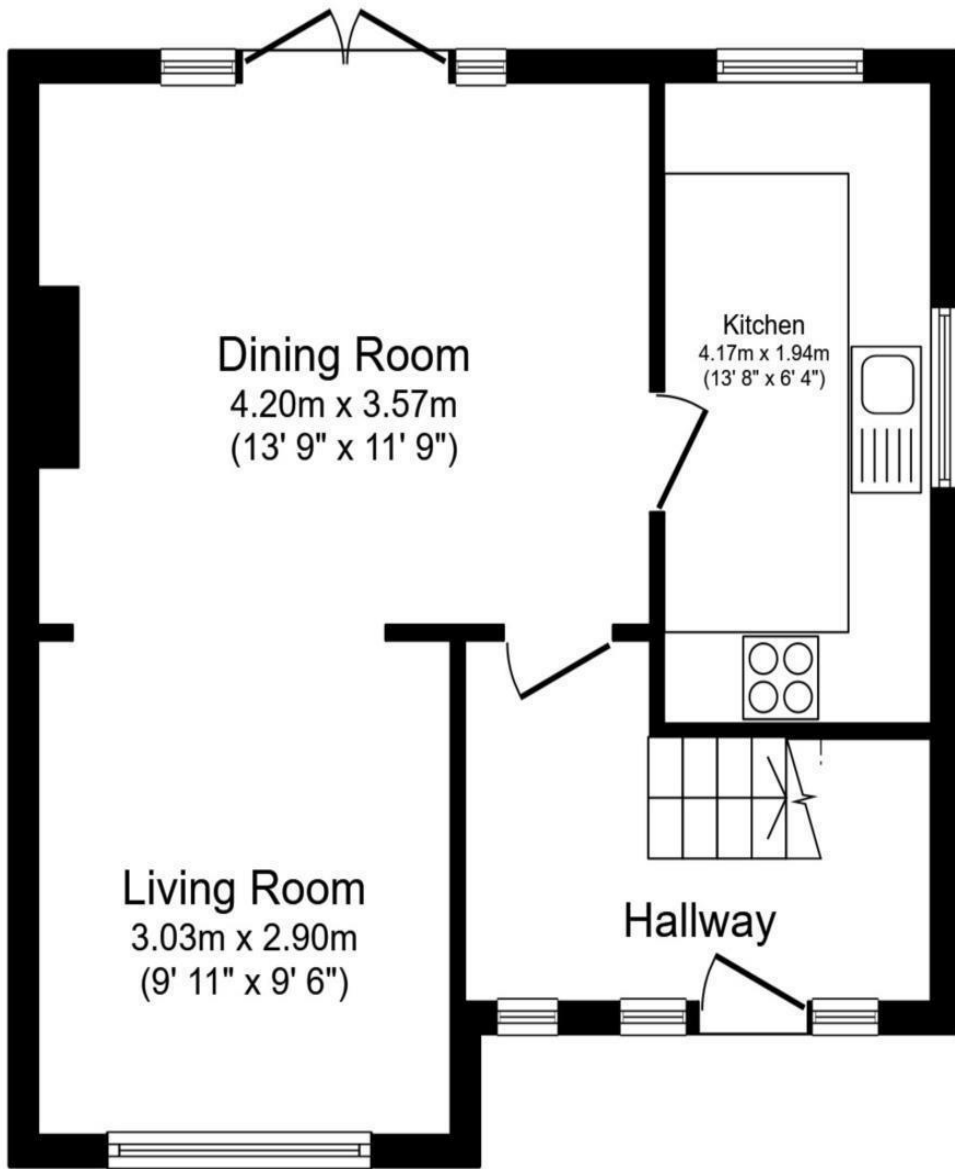
EPC Rating: D

Tenure: believed to be Freehold

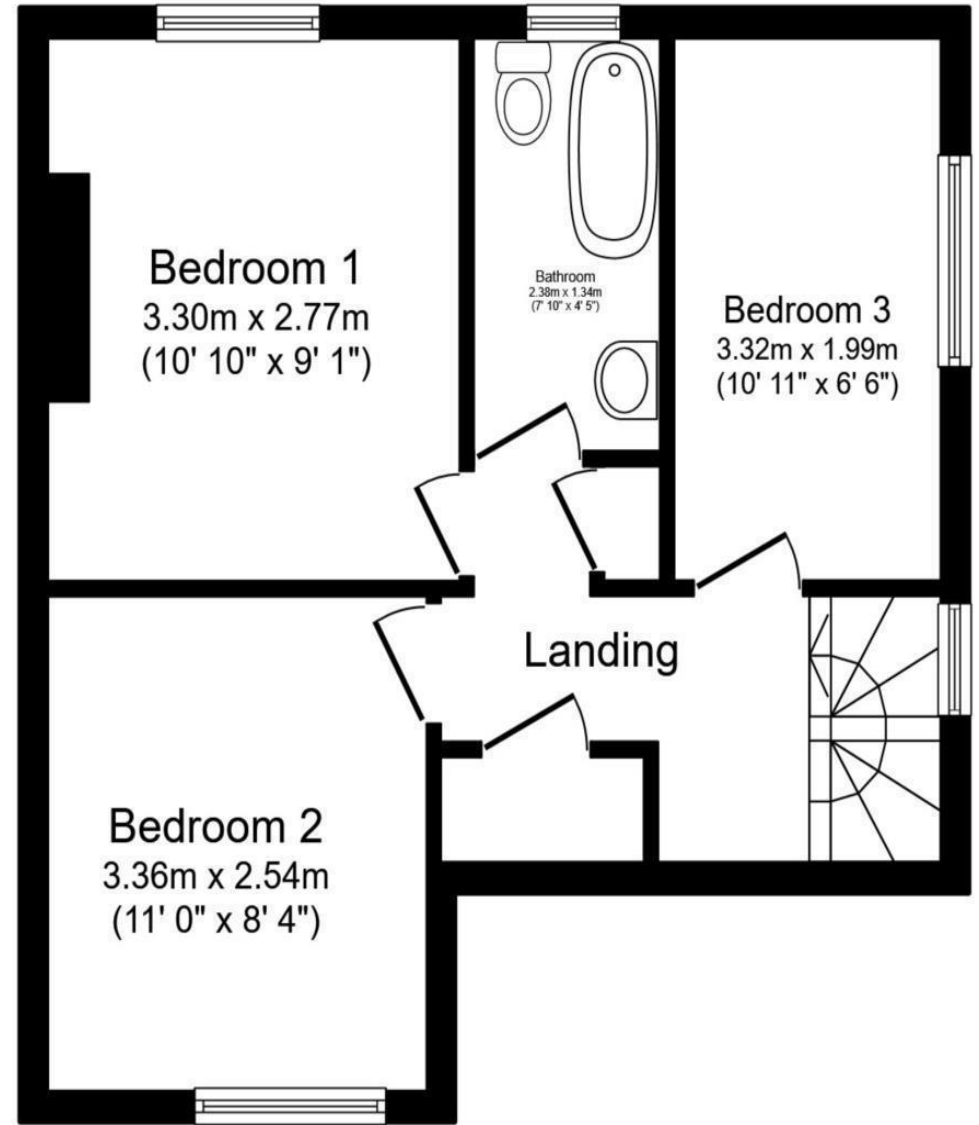








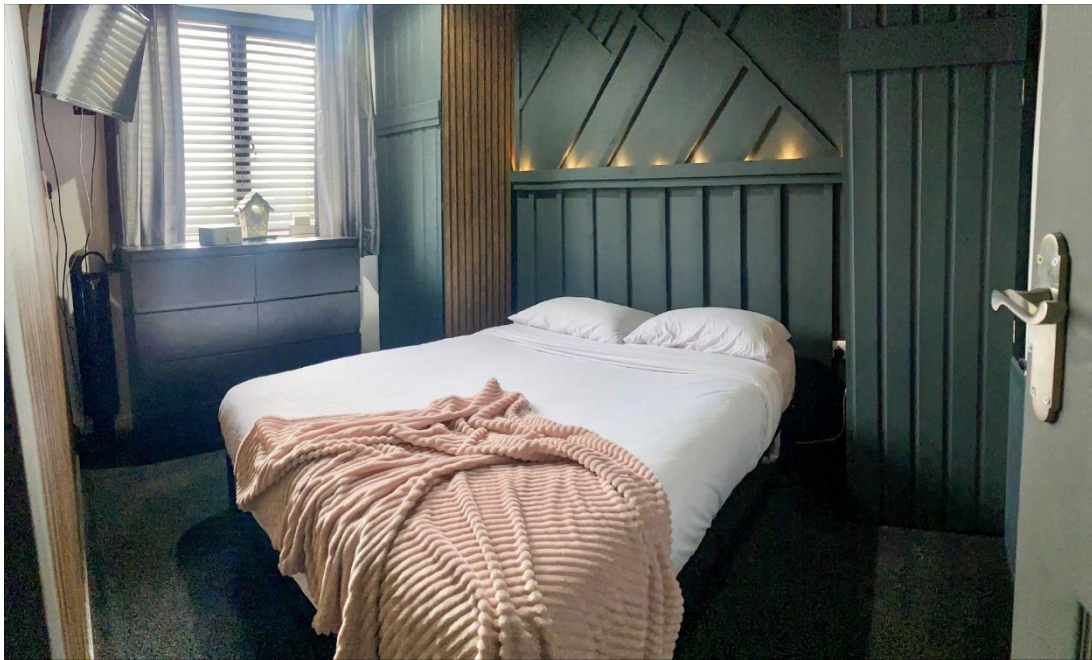
Ground Floor



First Floor

Total floor area 81.2 sq.m. (874 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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