



37 Dale Avenue, Ball Green, Stoke-On-Trent, Staffordshire, ST6 8AT

Asking Price £155,000

- Traditional Semi Detached Family Home
- Modern Fitted Kitchen & Ground Floor WC
- Beautifully Presented Throughout
- Three Good Sized Bedrooms
- Off Road Parking For Several Vehicles
- Viewing Highly Recommend
- Spacious Lounge With Feature Electric Fire To Chimney Breast
- Larger Than Average Rear Garden

37 Dale Avenue, Stoke-On-Trent ST6 8AT

Whittaker & Biggs are delighted to offer for sale this spacious three bedroom traditional semi detached family home.



Council Tax Band: A



Offering well presented accommodation throughout the property benefits from a spacious lounge with modern feature electric fire to the chimneybreast, modern fitted kitchen with breakfast bar and ground floor WC.

To the first floor are three good sized bedrooms, in addition to a family bathroom.

Externally the property benefits from a drive, providing off road parking for several vehicles in addition to a larger than average, fully enclosed rear garden, laid to lawn with the addition of a hardstanding for a shed/ summer house.

A viewing is highly recommended to appreciate all that this home has to offer.

Entrance Hall

Stairs off to first floor, thermostat heating controls.

- Size : -

Lounge/ Diner

11'6" x 13'9" (13'0" into chimne

UPVC double glazed windows, under stairs storage, mounted electric fire with flame effect, radiator.

- Size : - 11' 6" x 13' 9" (3.5m x 4.19m) (3.95 into chimne

Breakfast Kitchen

12'11" x 9'3"

UPVC double glazed window overlooking rear aspect, round stainless-steel sink with drainer, breakfast bar, space for fridge/ freezer, plumbing for washing

machine and dishwasher.

- Size : - 12' 11" x 9' 3" (3.93m x 2.81m)

Ground Floor Cloaks

WC, obscured UPVC double glazed window, radiator, side door leading out to rear garden.

- Size : -

Bedroom Three

9'3" x 6'11"

Built-in alcove storage, UPVC double glazed window overlooking rear aspect, radiator.

- Size : - 9' 3" x 6' 11" (2.83m x 2.12m)

Bedroom One

9'2" x 12'8"

UPVC double glazed window overlooking rear aspect, radiator.

- Size : - 9' 2" x 12' 8" (2.79m x 3.85m)

Bedroom Two

10'5" x 9'5"

UPVC double glazed window overlooking front aspect, radiator.

- Size : - 10' 5" x 9' 5" (3.18m x 2.86m)

Bathroom

6'8" x 6'11"

Bath with overhead Triton electric shower, WC, hand basin with stainless steel mixer tap, obscured UPVC double glazed window.

- Size : - 6' 8" x 6' 11" (2.02m x 2.12m)

Externally

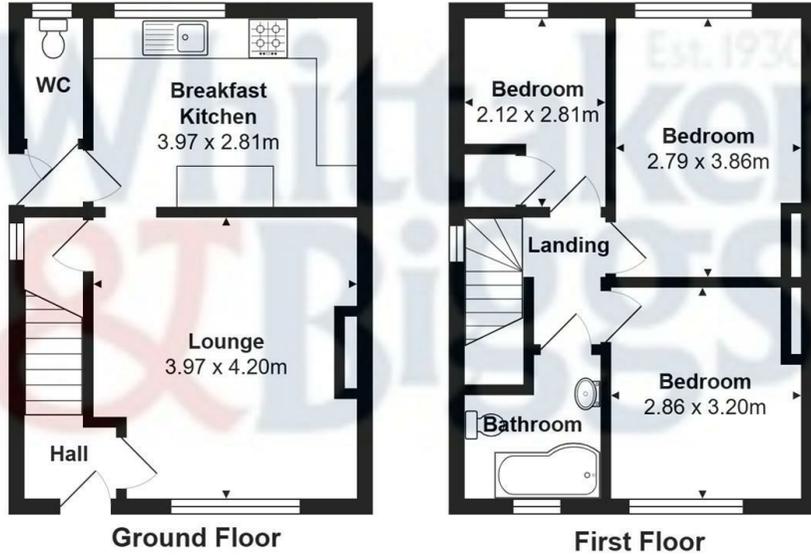
To the front of the property is a drive, providing off road parking for several vehicles.

To the rear of the property is a larger than average fully enclosed garden, laid to lawn with a paved patio area and hardstanding for a shed/summer house. - Size : -





All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Total Area: 72.3 m²



Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	