

FOR SALE



Wilding Road, Ball Green

1 Bedroom, 1 Bathroom, Detached Bungalow

Offers In Excess Of £125,000





- Low Maintenance And Easily Manageable
- A Good Amount Of Outside Garden Space
- Off Road Parking
- Peaceful And Quiet Location
- Offered With No Chain
- Easy Access To Local Shops And Amenities
- Furniture And Appliances Can Be Included Within This Sale

OVERVIEW

Martin & Co Macclesfield are pleased to welcome to the market this 1-bed, detached bungalow in Ball Green, Stoke-on-Trent.

Even though this cosy homestead is in need of an overhaul, it won't be anything overly taxing and will be mainly decorative. You can live in the property while you put your own stamp on it, which is always a plus.

The property is of a simple design, and briefly consists of a substantial kitchen/breakfast room, an even bigger lounge/diner, extensive double bedroom and a good-sized bathroom.

Externally, there is a driveway to the front and a gorgeous garden to the rear.

Situated in an extremely quiet, sleepy suburban location, access to shops, amenities, restaurants et al is relatively quick by car, but there are convenience stores, pubs and takeaways on a more local level too.

So, if this is shaping up to be a project you are interested in, be sure to contact Martin & Co Macclesfield today to get that all important viewing booked.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



KITCHEN/BREAKFAST ROOM 12' 0" x 11' 3"
(3.68m x 3.44m)

With plenty of space to create your culinary creations and sit down to consume them, the kitchen/breakfast room can be sold with or without the accompanying appliances, which include: washing machine, fridge and standalone cooker.

LOUNGE/DINER 15' 8" x 12' 0" (4.8m x 3.66m)

The extensive lounge/diner features a gas fireplace and sliding patio door on to the rear garden.

DOUBLE BEDROOM 9' 10" x 12' 11" (3m x 3.95m)

A substantial double bedroom.

BATHROOM 5' 4" x 11' 1" (1.65m x 3.4m)

The bathroom is of a good-size and features a bath with electric shower, wash basin and toilet.

REAR GARDEN

With a wisp of the Mediterranean, this gorgeous rear garden is a real plus point of this property

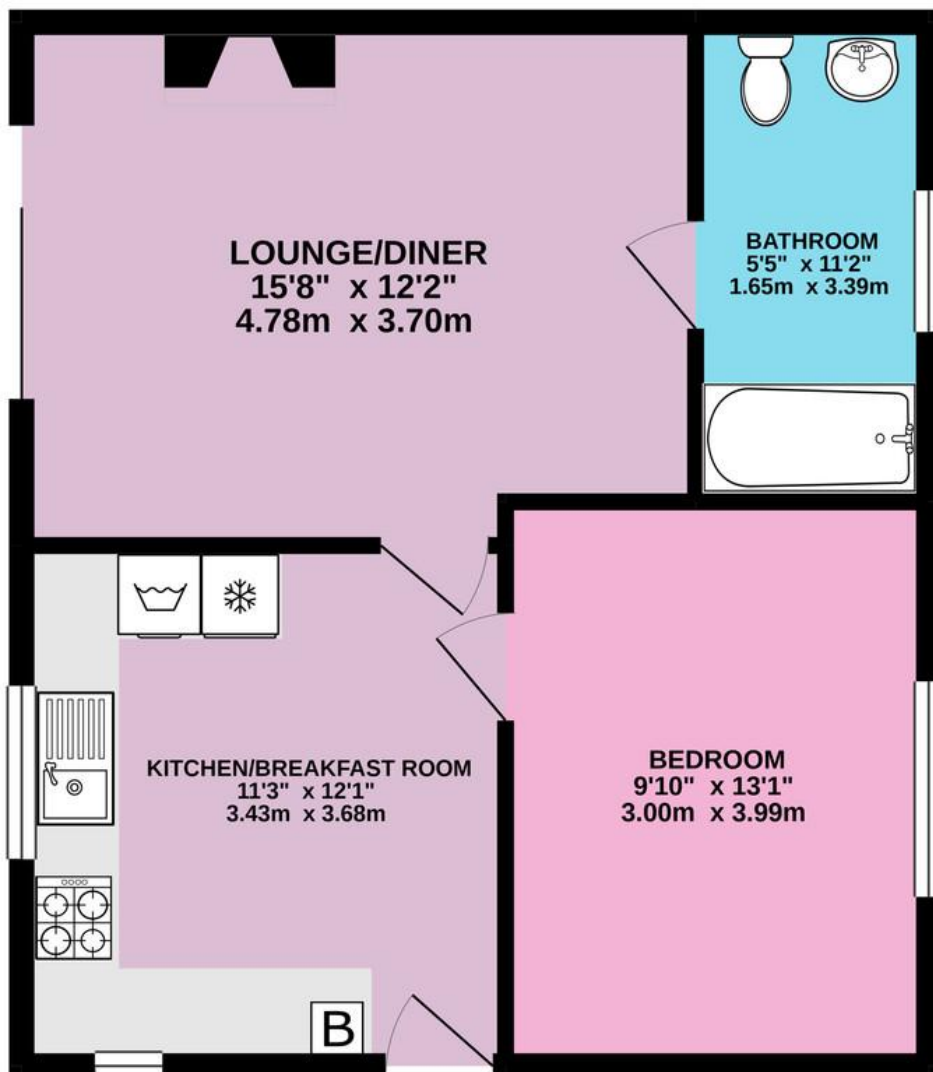


DRIVEWAY

Can accommodate one vehicle.



GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



1-BED, DETACHED BUNGALOW

TOTAL FLOOR AREA : 504 sq.ft. (46.9 sq.m.) approx.

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.

Made with Measure 01/2011

Martin & Co Macclesfield 01625 665910 / 01260 221724

Lyme Green Business & Retail Park • Winterton Way •
Macclesfield • SK11 0LP

<http://www.martinc.co>

T: 01625 665910 • E: macclesfield@martinc.co



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