

SAMUEL MAKEPEACE

BESPOKE ESTATE AGENTS



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Williamson Avenue, Ball Green, Stoke-on-Trent
£120,000 Offers In Excess Of
2 Bedrooms 1 Reception Rooms 1 Bathrooms

IT MAY NOT BE WILLIAM THE CONQUEROR, BUT THIS ONE IS GOING TO CONQUER THE HOUSE MARKET... introducing Williamson Avenue, Ball green. This popular area boasts close amenities and bus routes to the city centre and train station. This TWO BEDROOM SEMI DETACHED HOME boasts comfort and relaxation. Upon entry, you are greeted with the LARGE LIVING ROOM following into the LOVELY FITTED KITCHEN which offer ample space yo whip up some delicious creations. The ground floor id completed with a handy WC for when guests come! To the first floor, TWO DOUBLE BEDROOMS await, both boasting generous size and versatility. The bathroom is perfect for everything needs with bath and overhead shower! The exterior does not disappoint with ENCLSOED REAR GARDEN, great for BBQ's also boasting a summer house! To the front is a paved forecourt. IF you want to feel as powerful as The Great William the Conqueror and CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TODAY!



ROOM DETAILS

INTERIOR

GROUND FLOOR

Entrance Hall

Double glazed door and radiator.

Lounge

Double glazed window, laminate flooring, electric fire and radiator.

Kitchen

Double glazed window and door. Fitted wall and base cupboards with work surfaces. Sink and drainer with built in cooker, gas hob, tiled splashback and cooker hood. Space fridge freezer, washing machine and dishwasher. Tiled flooring and radiator.

WC

Double glazed window, LLWC and hand wash basin.



FIRST FLOOR

Landing

Double glazed window and loft access.

Bedroom One

Double glazed window and radiator.

Bedroom Two

Double glazed window, laminate flooring and radiator.

Bathroom

Double glazed window. LLWC, hand wash basin with vanity, corner bath with shower. Tiled walls, extractor fan and radiator.



EXTERIOR

Front

Paved for low maintenance with gated steps to front.

Rear

Patio areas, lawn areas and summer house



EPC Rating:
NotSet

Council Tax:
Band A

Local Authority:
Stoke on Trent Council

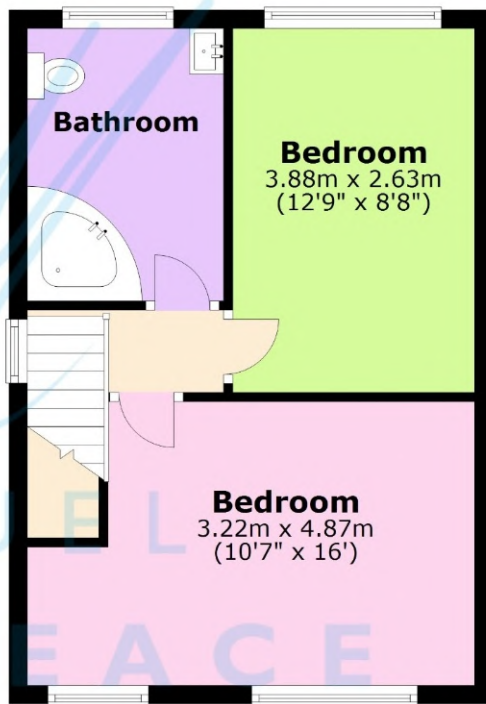
Tenure:
Freehold



Ground Floor



First Floor



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We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444.
Plan produced using PlanUp.

Call us now 01782 914 444 to enquire!

Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain

