



**LANDING**

Having UPVC double glazed window to side aspect

**BEDROOM ONE**

10' 05" x 9' 07" (3.18m x 2.92m) Having UPVC double glazed window to front aspect, range of fitted bedroom furniture, coving to ceiling and central heating radiator.

**BEDROOM TWO**

12' 7" x 9' 01" (3.84m x 2.77m) Having UPVC double glazed window to rear aspect, central heating radiator, built-in store cupboard.

**BEDROOM THREE**

9' 4" x 6' 11" (2.84m x 2.11m) Having UPVC double glazed window, central heating radiator, dado rail, coving to ceiling. Cupboard housing gas fired central heating boiler.

**BATHROOM** Having modern white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level W.C. Fully tiled walls, extractor fan, panelled ceiling, central heating radiator. UPVC double glazed frosted window to front



**MARTIN&CO**

Dale Avenue, Ball Green

- Traditional Three Bedroom Semi
- Well Presented Throughout
- UPVC Double Glazing & GCH
- Conservatory

**Asking Price Of £104,950**

Freehold

EPC Rating '71'

Rental Yield 5.72%

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	71
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	88
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	

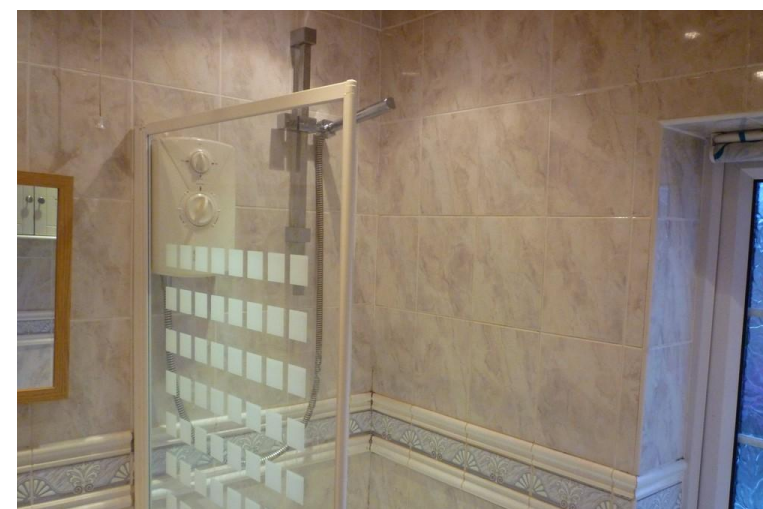
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





### LOUNGE

16' 3" x 13' 7" (4.95m x 4.14m) Having feature fireplace incorporating gas fire, UPVC double glazed bow window to front aspect, UPVC double glazed window to side aspect, two wall light points, central heating radiator, understairs store

### DINING KITCHEN

12' 10" x 9' 2" (3.91m x 2.79m) Comprising: range of modern base and matching wall units having work surfaces over incorporating stainless steel sink unit, mixer tap over, integral four ring gas hob having stainless steel chimney style extractor hood over, integral oven and grill. Plumbing for automatic washing machine, dishwasher and fridge/freezer. Breakfast bar, tiled walls, tiled floor. UPVC double glazed window, door leading to conservatory.

### SIDE PORCH

Having tiled flooring, tiled walls and UPVC double glazed door to side aspect.

### CLOAKROOM

Having wash hand basin, low level W.C, fully tiled walls, ceramic tiled floor, panelled ceiling, UPVC double glazed window.

### CONSERVATORY

Being of brick base construction with UPVC double glazed windows and French doors to rear aspect.

## Property Description

### OVERVIEW

Martin & Co are delighted to offer for sale this well presented three bedroom semi detached property, benefiting from UPVC double glazing and gas central heating throughout. Externally the property offers driveway providing ample off road parking to the front aspect and good sized rear, landscaped garden. Viewing is highly recommended

### ENTRANCE PORCH

Having UPVC double doors and tiled floor.

### ENTRANCE HALL

Having stairs to first floor, central heating radiator.

