

## 87 Wilding Road

Ball Green, Stoke-On-Trent, ST6 8BQ

Read all about it! Read all about it! This two bed END TERRACE property in the popular area of Ball Green is up for sale!!! Don't let this breaking news pass you by! Ideal first time buyer home or investor property. Spacious throughout, the property comprises of a lounge, kitchen, utility, two big bedrooms and a contemporary large bathroom. Externally, there is a paved forecourt to the front and a fully enclosed rear garden. Don't let this property become old news, because I can guarantee you will be disappointed, SOLD WITH NO UPWARD CHAIN. Call today to book a viewing.

**Offers in the region of £87,950**

# 87 Wilding Road

Ball Green, Stoke-On-Trent, ST6 8BQ



- SPACIOUS END TERRACED PROPERTY
- ENTRANCE HALL
- TWO GOOD SIZED RECEPTION ROOMS
- FITTED KITCHEN
- UTILITY ROOM
- TWO BIG BEDROOMS
- LARGE FAMILY BATHROOM
- FULLY ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- SOLD WITH NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Porch

8'1" x 4'3" (2.48 x 1.31)

Double glazed door and window to the front aspect.

### Lounge

13'3" x 11'8" (4.04 x 3.58)

Double glazed bay window to the front aspect. Radiator.

### Sitting Room

16'0" x 12'4" (4.88 x 3.76)

A double glazed window overlooks the rear aspect. Door to under-stair storage. Gas fire and radiator.

### Kitchen

11'11" x 7'1" (3.65 x 2.18)

A double glazed window and door to the side aspect. Fitted with a range of wall and base storage units with inset sink and side drainer. Co ordinating work surface areas and partly tiled walls. Gas hob and electric oven. Space for fridge/freezer. Radiator and dishwasher.

### Utility Room

6'0" x 5'4" (1.85 x 1.65)

A double glazed window to the side aspect. Fitted with a range of wall storage units and wall mounted combi boiler.

## FIRST FLOOR

### Landing

16'2" x 2'9" (4.93 x 0.85)

Stairs from the ground floor and loft access hatch.

### Bedroom One

12'7" x 10'10" (3.86 x 3.32)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Two

12'5" x 8'2" (3.81 x 2.51)

A double glazed window overlooks the rear aspect. Radiator. Door to storage cupboard.

### Bathroom

11'7" x 7'2" (3.54 x 2.20)

A double glazed window overlooks the rear aspect. Fitted

with a suite comprising bath, shower cubicle, low level W.C and wash hand basin. Partly tiled walls and radiator.

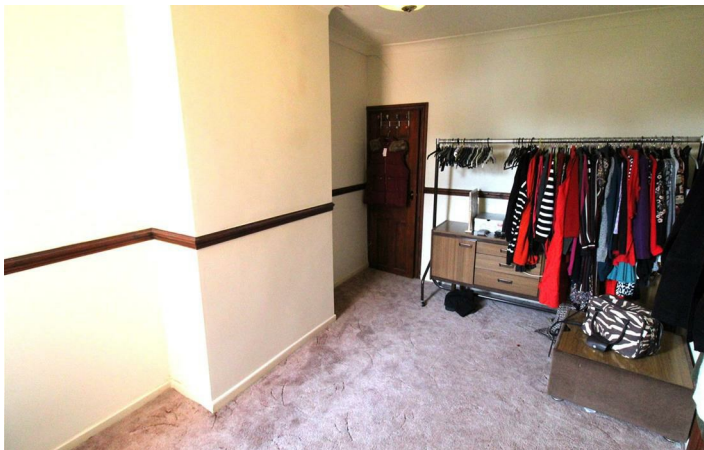
## EXTERIOR

To the front of the property there is a paved forecourt. To the rear there is an enclosed low maintenance paved garden.

## EPC

The energy performance certificate will be available from 26th October.





Floor Plan



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.  
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