



70 Whitfield Road

, Stoke-On-Trent, ST6 8AH

£895 Per month



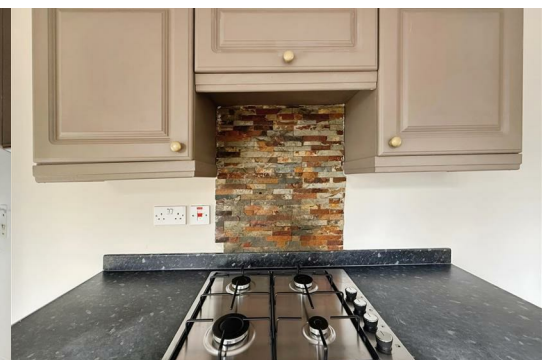
"Home is not a place, it's a feeling" - unknown

Step inside this lovely semi-detached home and discover space, comfort, and practicality wrapped up in one.

This is a home that balances everyday convenience with plenty of character - ready and waiting for it's next chapter!

Briefly comprises: Living room, dining room, kitchen, downstairs WC, family bathroom and two good sized bedrooms - To the outside you will find a low maintenance front garden, drive way enough for two cars, patio area and secure rear garden.

CALL US TODAY TO ARRANGE A VIEWING 9AM UNTIL 9PM MONDAY - SUNDAY!



Denise White Estate Agent Comments

This beautifully refurbished two-bedroom semi-detached property offers spacious, modern accommodation throughout and is ready for immediate occupation.

The ground floor comprises a generous living room, separate dining room, a spacious kitchen fitted with an integrated oven and hob, and a convenient downstairs WC.

Upstairs, there are two well-proportioned double bedrooms and a stylish family bathroom.

Externally, the property benefits from a low-maintenance small front garden, a driveway providing off-road parking for two vehicles, and a private rear garden that backs on to fields—ideal for outdoor dining or relaxing.

This property is perfect for professionals, couples or small families seeking a high-quality rental home in a peaceful, well-connected location

Location

Ball Green is a small village located within Stoke-on-Trent, Staffordshire, in England’s West Midlands region. It sits within the broader suburb of Chell, close to Burslem and Norton-le-Moors. Notable historic architecture includes the Grade II listed Fir Tree Farmhouse and Cottage situated on Whitfield Road. Amenities & Education -Ball Green Primary School, just ~200 yards away, rated Good by Ofsted.. Other nearby primaries include St Mary’s Catholic Academy (Outstanding, ~1?km), Burnwood Community Primary (Good), and more. Secondary education: Ormiston Horizon Academy (~2?km away) rated Good, along with others like St Margaret Ward and Haywood Academy. Excel Academy, serving Ball Green, is also rated Good.

Healthcare & Transport - Nearest GP: Orchard Surgery (~620?yards). Nearest hospital: Haywood Hospital (~1.3? miles) Transport: Longport railway station (~4.5?km away), with additional stations at Kidsgrove and Stoke-on-Trent. There are multiple local bus stops.

Broadband: Gigabit-ready infrastructure present; average speeds around 276?Mbps.

Local Leisure & Community: Ball Green Working Men’s Club on Wilding Road (~ST6?8BA) offers community events, live music, darts, and function hire. Nearby: Whitfield Valley Local Nature Reserve (~91?ha) featuring heathland, grassland, lakes, and wildlife habitats, including protected reed beds and habitat for various bird and butterfly species.

Surrounding Areas - Norton-le-Moors borders Ball Green and has historical roots dating to the Domesday Book; it’s now a populous suburb (~11,157 residents) integrated into Stoke-on-Trent. Smallthorne, adjacent to Ball Green.

The area lies near the Stoke-on-Trent Green Belt, maintaining a buffer of green, rural land to manage urban sprawl.

Living Room 12’8" x 12’11" (3.87 x 3.94)

Laminate flooring covering, fire surround and hearth, radiator, UPVC bay style window, light fitting

Dining Room 11’3" x 12’11" (3.43 x 3.96)

Laminate flooring covering, fire surround and hearth, radiator, Upvc window, light fitting

Kitchen 12’0" x 7’6" (3.68 x 2.30)

Laminate flooring covering, radiator, above and below cupboards, integrated oven and hob with tiled splash back, sink and drainer unit with mixer tap, UPVC window, light fitting

Downstairs WC 2’10" x 3’8" (0.87 x 1.12)

Laminate floor covering, WC, UPVC window, light fitting

Bedroom One 10’7" x 12’11" (3.23 x 3.94)

Laminate floor covering, radiator, UPVC window, light fitting

Bedroom Two 12’11" x 11’3" (3.96 x 3.43)

Laminate floor covering, radiator, UPVC window, light fitting

Bathroom

Tile floor covering, bath with over head shower to, shower curtain, WC, wash hand basin, vertical radiator, cupboard housing gas boiler, UPVC window, light fitting

Outside

Low maintenance front garden, drive way to the side leading to a patio seating area, steps down to a secure fenced garden

Holding Deposit

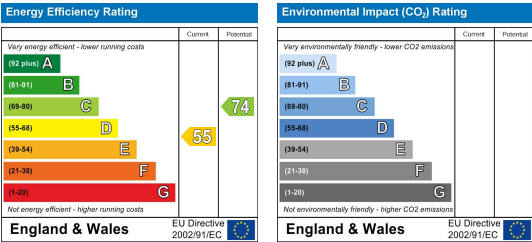
Once your application has been accepted by the landlord, 1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. For this property this equates to £206.54

Area Map



Floor Plans

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.