



## 15 Whitley Road

Ball Green, ST6 8BD

**Price £130,000**



Carters are pleased to introduce to the market this three-bedroom semi-detached home, offering significant potential. Requiring full modernisation and a complete rewire, this property presents an excellent opportunity for those seeking to create a home tailored to their own specifications.

The accommodation comprises a spacious living and dining area, a breakfast kitchen, a utility area, and a ground floor w.c., together with three generous bedrooms and a family bathroom.

Externally, the property features a well-maintained front lawn framed by a neat conifer border, with a driveway providing off-road parking for up to three vehicles and leading directly to the detached garage. At the rear, a generous lawned garden with a paved patio offers an ideal space for outdoor entertaining or relaxation.

Properties of this nature and potential are rarely available; early viewing is highly recommended to avoid disappointment.

# 15 Whitley Road

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## Entrance Hallway

Hardwood single glazed entrance door to the front elevation. Stairs to the first floor.

## Living / Dining Room

19'8" x 10'4" (5.99m x 3.15m)  
Hardwood double glazed bay window to the front elevation. Aluminum double glazed sliding patio doors to the rear elevation. Coving to the ceiling. Electric fire. Radiator.

## Kitchen

11'5" x 11'6" (3.48m x 3.51m)  
Hardwood single glazed windows to the rear and side elevations. Fitted kitchen having a range of wall and base units and laminate work surfaces. Resin sink with a mixer tap and a drainer. Space for a cooker. Space for a washing machine. Vinyl flooring.

## Utility

UPVC double glazed entrance door to the side elevation. Hardwood double glazed window to the front elevation. Space for a fridge freezer. Vinyl flooring.

## W.C

Hardwood double glazed window to the side elevation. Mid level w.c. Fully tiled walls. Vinyl flooring.

## Stairs and Landing

Access to the loft. Airing cupboard.

## Bedroom One

13'8" x 8'5" (4.17m x 2.57m)  
Hardwood double glazed window to the front elevation. Radiator.

## Bedroom Two

10'10" x 9'9" (3.30m x 2.97m)  
Hardwood double glazed window to the front elevation. Radiator.

## Bedroom Three

10'5" x 8'6" (3.18m x 2.59m)  
Hardwood double glazed window to the rear elevation. Radiator.

## Family Bathroom

Hardwood double glazed window to the side elevation. Three piece bathroom suite comprising of; a panel bath, pedestal wash hand basin and a mid level w.c. Coving to the ceiling. Fully tiled walls. Radiator. Vinyl flooring.

## Garage

Up and over garage door. Power and lighting.

## Externally

To the front of the property, there is a well-maintained lawned garden framed by a neat conifer border. A

driveway offers off-road parking for up to three vehicles and leads directly to the detached garage. At the rear, you'll find a generous lawned garden with a paved patio, providing an ideal space for outdoor entertaining or relaxing.

## Additional Information

Freehold.

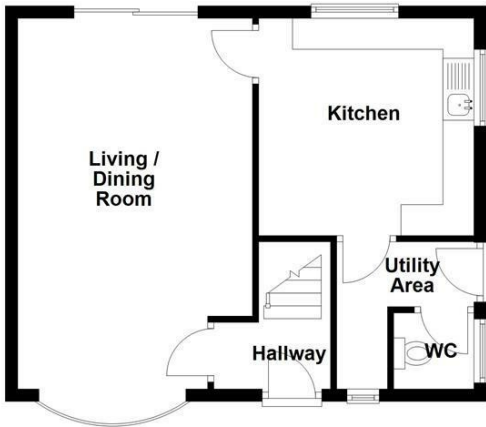
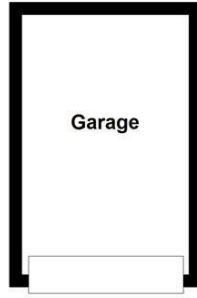
Council Tax Band A.

Total Floor Area: TBC.

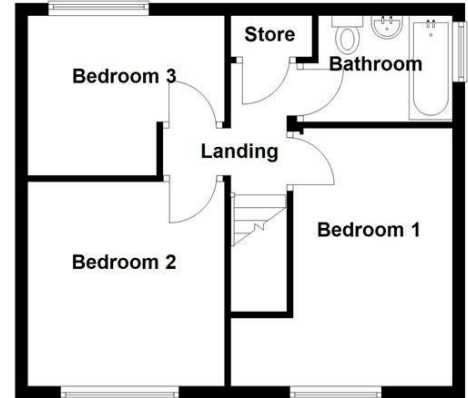
## Disclaimer

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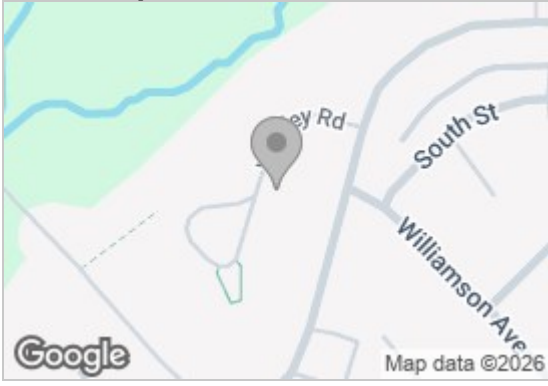
Ground Floor



First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**[www.carters-estateagents.co.uk](http://www.carters-estateagents.co.uk)**