

Field Avenue Baddeley Green Stoke-On-Trent ST2 7AS



Offers In The Region Of £225,000

Field Avenue, Baddeley Green, Stoke-On-Trent, ST2 7AS

A fabulous size semi in popular Baddeley Green
If you're looking for a place for your family, this must be seen
Offering the opportunity to modernise and make it your own
This is the perfect place that you'll want to call home
With three double bedrooms and a single that's a good size
It really is a wonderful property, definitely the first prize!
So for one lucky buyer this could all be yours
Call the Debra Timmis team today and arrange your tour!

What an opportunity we have for you here!! If you're looking for the chance to own a property in sought after BADDELEY GREEN, with FOUR GOOD SIZED BEDROOMS, spacious interior and off road parking, then look no further as this could be the property of your dreams! Located on Field Avenue, this well looked after semi is ready and waiting to become your new home. The ground floor offers an entrance porch, hallway, lounge, dining room, kitchen, conservatory and shower room/WC while the first floor boasts three double bedrooms and a good sized single plus a family bathroom. Externally there are gardens at the front and rear and a driveway providing off road parking. Garage and carport. In need of some modernisation, this property is perfect of you're looking for somewhere that you can make your own, and it's all available with NO UPWARD CHAIN. The location is perfect for families too as there are schools, shops and other local amenities all in walking distance as well as access to commuter links. This is certainly one not to be missed, so call the team at Debra Timmis to arrange your viewing before it's too late!

Entrance Porch

Leaded single glazed sliding door with access into the hallway.

Entrance Hall

Useful storage cupboard. Stairs off to the first floor. Electric heater.

Lounge

12'10" x 12'9" (3.93 x 3.89)

Double glazed window to the front aspect. Electric heater. Feature surround.

Sitting Room

11'11" x 10'9" (3.64 x 3.28)

Double glazed patio door. Feature surround. Electric heater.

Kitchen

9'0" x 8'4" (2.75 x 2.56)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Single drainer stainless steel sink. Electric cooker point. Tiled walls. Double glazed window. Double glazed door with access into the lean/conservatory.

Lean To/Conservatory

13'11" plus recess x 6'0" (4.26 plus recess x 1.85)

Double glazed windows and doors with access into the rear garden. Access to the shower room/WC.

Shower Room/WC

5'10" x 4'6" (1.79 x 1.39)

Suite comprises, shower tray with shower, wash hand basin and low level WC. Tiled walls. Double glazed window.

First Floor

Landing

Airing cupboard.

Bedroom/Games Room

19'10" x 14'11" (6.06 x 4.56)

Four double glazed windows. Two electric heaters.



Bedroom

13'4" x 12'9" into robe (4.08 x 3.89 into robe)

Double glazed window to the front aspect. Fitted wardrobes. Electric heater.



Bedroom

11'11" x 10'9" (3.64 x 3.28)

Double glazed window. Electric heater

Bedroom

9'1" into robe x 8'3" (2.77 into robe x 2.52)

Double glazed window. Electric heater. Loft access.

Bathroom

6'11" x 6'5" (2.12 x 1.98)

Coloured suite comprises, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Tiled walls. Double glazed window. Electric heater.

Externally

To the front aspect there is a low maintenance garden

with driveway providing off road parking with access to the garage and carport. Enclosed rear garden laid to lawn with conifer hedging.



Garage

15'2" x 9'3" (4.64 x 2.84)

Double doors. Power and light. Double glazed window and door to the rear aspect.

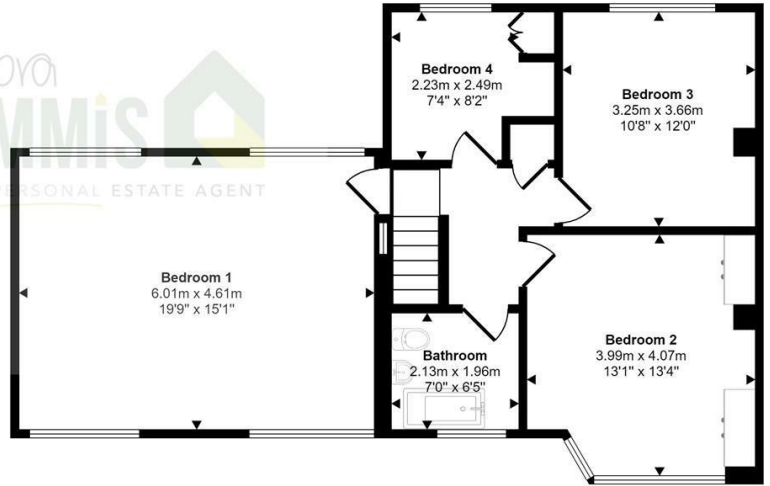
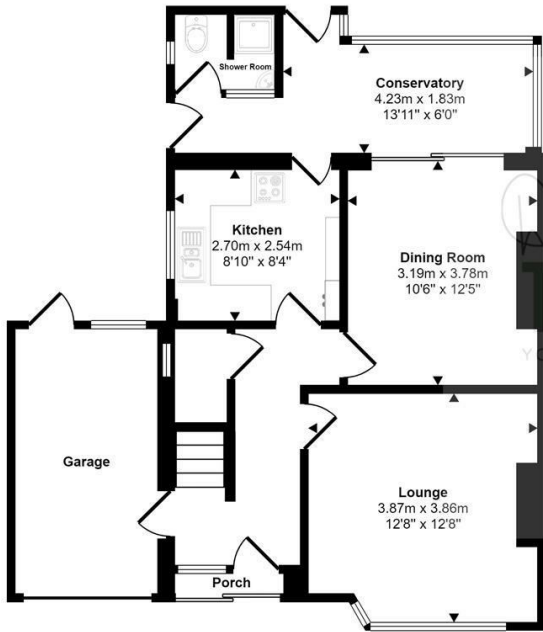
Carport

15'4" x 10'4" (4.68 x 3.16)

Double glazed window and door to the rear aspect.



Approx Gross Internal Area
149 sq m / 1604 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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