

Stoneyfields Avenue Baddeley Green Stoke-On-Trent ST2 7JN



**Offers In Excess Of £225,000**

## Stoneyfields Avenue, Baddeley Green, Stoke-On-Trent, ST2 7JN

Are you looking for a three bed semi in Baddeley Green?  
then we have a property that really needs to be seen,  
Ideal for first time buyers or a family looking for more space,  
inside is tastefully decorated which is sure to suit most tastes,  
To the front is a paved driveway with plenty of room for a car,  
no need to worry about having to park far,  
Rear garden that's easy to maintain  
This really is a perfect property if you love to entertain  
Ring DEBRA TIMMIS ESTATE AGENTS - don't delay  
Make your viewing appointment today

Nestled in the sought-after location of Stoneyfields Avenue in Baddeley Green, this well-presented semi-detached house is a true gem waiting to be discovered. As you step into the property, you are greeted by an entrance hall that leads you to not just one, but two inviting reception rooms and kitchen. The lounge offers a cosy space to unwind after a long day, perfect for relaxing with loved ones or hosting guests. With three bedrooms, there is ample space for a growing family or for those in need of a home office or hobby room. The bathroom provides a tranquil retreat where you can relax and rejuvenate. Outside, the property boasts well-maintained gardens, ideal for enjoying a morning coffee or hosting summer barbecues. The convenience of off-road parking and an attached garage adds to the appeal of this lovely home.

Offered with no upward chain, this property is ready and waiting for its new owners to make it their own. With its desirable location and charming features, a viewing is highly recommended to fully appreciate all that this semi-detached house has to offer.

### Entrance Hall

With stair off to the first floor. Useful storage cupboard. Parquet flooring.

### Lounge

12'8" into window x 12'10" into alcove (3.88 into window x 3.93 into alcove)

Double glazed window to the front aspect. Hearth housing gas fire. Coving to ceiling.

### Sitting Room

12'0" x 10'9" into alcove (3.68 x 3.30 into alcove)

Double glazed window to the rear aspect. Hearth housing gas fire.



### Kitchen

13'10" into window x 9'0" (4.24 into window x 2.76)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. One and a half sink with single drainer.,

mixer tap. Radiator. Double glazed window to the rear aspect and single glazed window to the side aspect. Laminate flooring. Access to the attached garage and utility/WC.



### Utility/WC

5'10" x 5'2" (1.78 x 1.59)

Wall mounted gas central heating boiler. Low level WC and inset sink. Part tiled walls and tiled floor. Double glazed window to the rear.

### First Floor

#### Landing

Double glazed window to the side aspect. Loft access. Useful storage cupboard.

#### Bedroom One

13'3" into window x 12'10" into robe (4.06 into window x 3.93 into robe)

Double glazed window. Built-in wardrobes. Radiator.



**Bedroom Two**

12'1" x 10'10" into robe (3.70 x 3.31 into robe)

Double glazed window. Radiator.

**Bedroom Three**

9'1" into robe x 8'7" (2.79 into robe x 2.64)

Double glazed window. Radiator. Fitted wardrobes.

**Family Bathroom**

6'10" x 6'5" (2.09 x 1.96)

Suite comprises, panelled bath with Triton shower unit over, combination vanity and WC. Double glazed window. Radiator.



**Garage**

16'11" x 8'3" max (5.18 x 2.54 max )

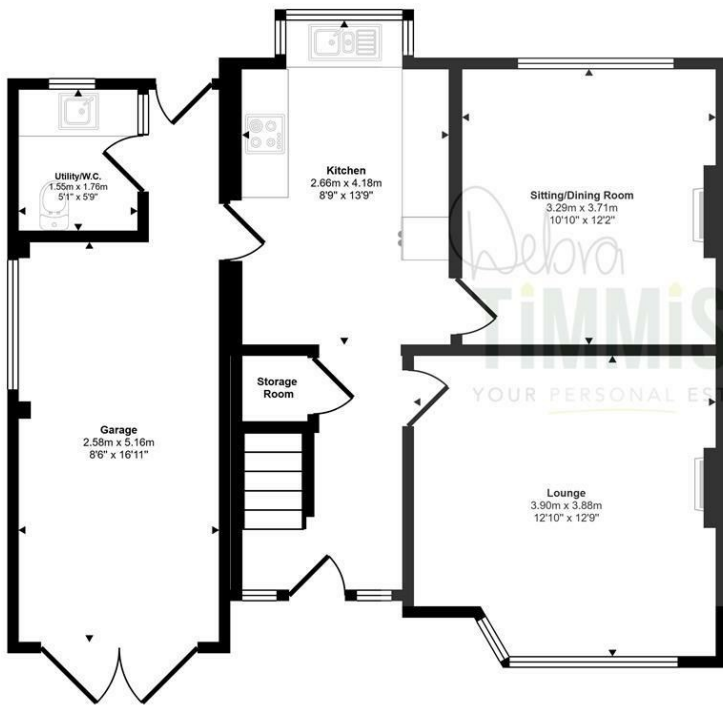
Double doors. Power and light. Access to the Utility/WC. Rear door access into the garden.

**Externally**

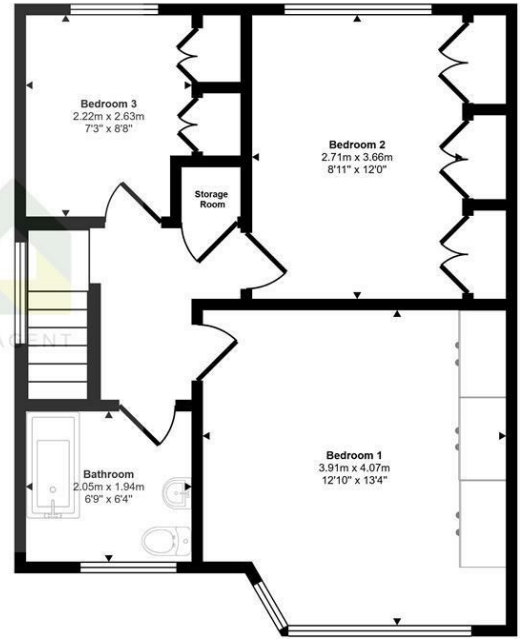
Low maintenance



Approx Gross Internal Area  
112 sq m / 1206 sq ft



Ground Floor  
Approx 66 sq m / 707 sq ft



First Floor  
Approx 46 sq m / 499 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: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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