

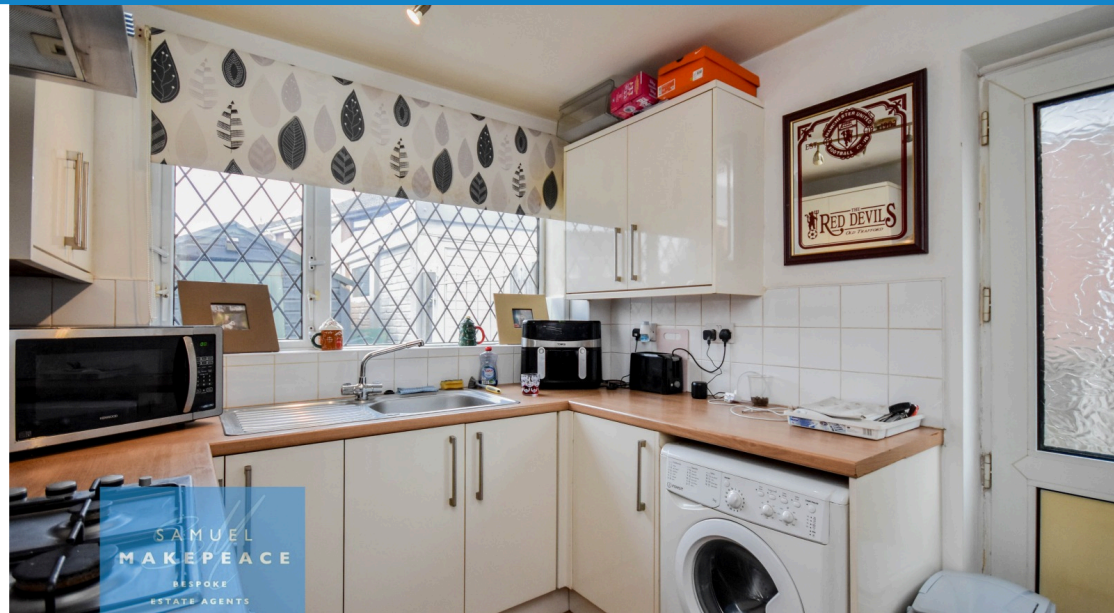


 **3**  
Bedrooms

 **1**  
Bathroom

 **0**  
Reception





- **SOLD WITH NO UPWARD CHAIN**
- **LARGE OPEN-PLAN LOUNGE/DINER**
- **WELL-KEPT, MODERN KITCHEN** with ample worktop space
- **THREE GENEROUS SIZED BEDROOMS** all featuring laminate wood flooring
- **CONTEMPORARY FAMILY BATHROOM** with bathtub and overhead shower
- **LOW MAINTENANCE REAR GARDEN** with decked patio
- **DRIVEWAY FOR MULTIPLE VEHICLES**
- **HIGHLY SOUGHT AFTER AREA**
- **DETACHED GARAGE** with power/lighting





Set in the sought after MalSTONE Avenue, Baddeley Green, this fantastic three bedroom semi-detached home is as solid as a rock - offering space, style, and convenience with no upward chain for a smooth move. A welcoming entrance hall leads into a bright and airy open-plan lounge, where a large window fills the space with natural light, complemented by a cosy gas fireplace. The dining area, seamlessly connected, boasts sliding patio doors opening onto the garden - perfect for indoor-outdoor living. The modern, well-kept kitchen offers plenty of worktop space and a back door leading to outside. Upstairs, you'll find three generously sized bedrooms, all with sleek laminate wood flooring, ensuring plenty of room and comfort for the whole family. The first floor is complete with a stylish family bathroom with a bath tub and overhead shower. Step outside to a decked patio, ideal for relaxing, alongside a storage shed and a detached garage with power and lighting. The large driveway provides ample parking for multiple vehicles, with a well-kept front lawn adding to the curb appeal. This home is built to last, just like its Mal'STONE' Avenue name suggests! Contact Samuel Makepeace Bespoke Estate Agents Today!

#### ROOM DETAILS

Entrance Hall - Double glazed window, double glazed door, radiator and tiled flooring.

Open-Plan Lounge - Double glazed window, radiator and gas fireplace.

Open-Plan Dining Room - Double glazed patio doors and radiator.

Kitchen - Double glazed window, double glazed door, laminate wood flooring and under counter heater. A range of fitted wall and base cupboards, work surfaces and tiled splashback. Sink with drainer, integrated cooker, gas hob and cooker hood. Space for fridge/freezer and washing machine.

Landing - Double glazed window, laminate wood flooring.

Bedroom One - Double glazed window, laminate wood flooring and radiator.

Bedroom Two - Double glazed window, laminate wood flooring, radiator and loft access.

Bedroom Three - Double glazed window, laminate wood flooring and radiator.

Bathroom - Double glazed window, tiled walls and towel warming radiator. Low level WC, hand wash basin and bathtub with shower.

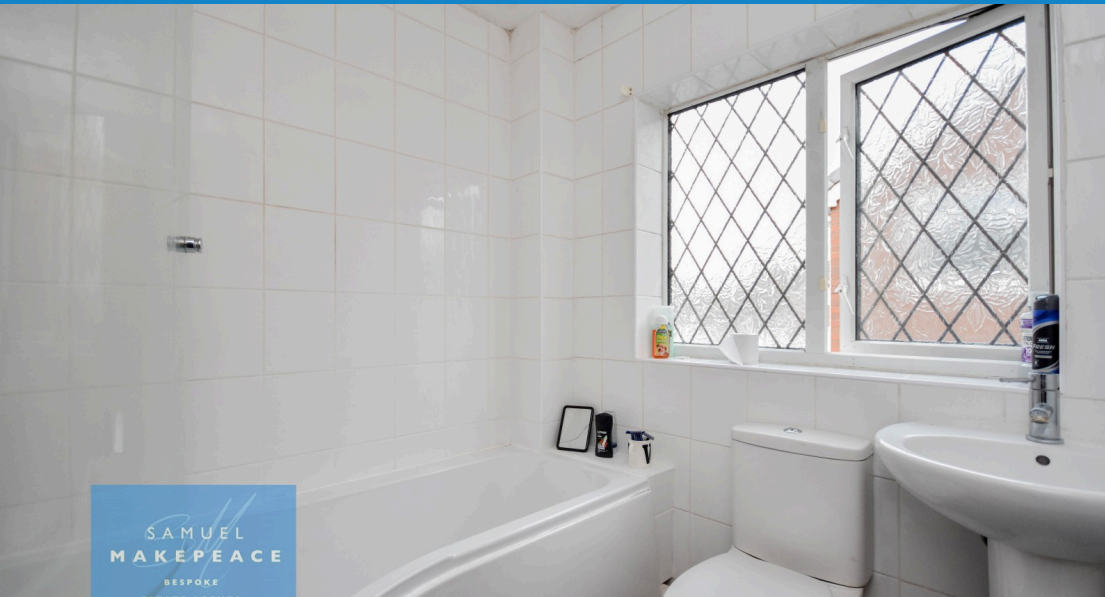
#### EXTERIOR

Front Garden - Driveway for multiple vehicles, lawn and patio

Rear Garden - Gated access to decked patio with shed.

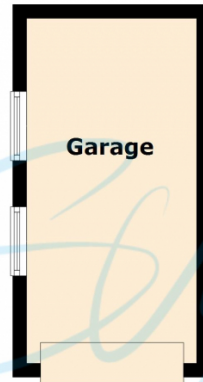
Detached Garage - Up and over door, power/lighting and window.



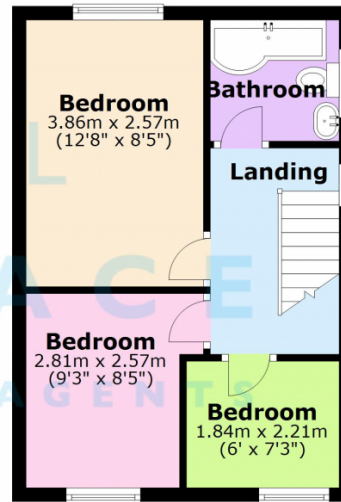
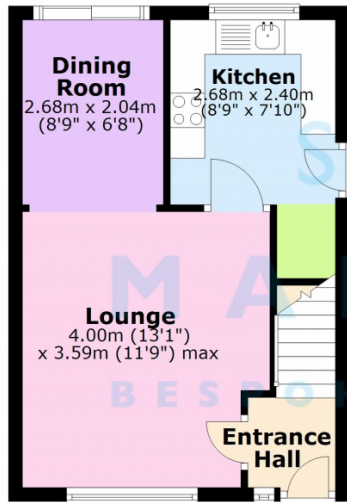




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 19 Malstone Avenue, ST2

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