

**Malstone Avenue   Baddeley Green   Stoke-On-Trent   ST2 7NN**



**Offers In The Region Of £170,000**

A THREE BED SEMI house in popular Baddeley Green -  
When you look around you're sure to be keen. -  
With lots around in walking distance to you -  
SCHOOLS, SHOPS, even PARKS where you can take a pew -  
As this one is also CHAIN FREE too -  
Call DEBRA TIMMIS ESTATE AGENTS to view.

A delightful semi detached house located in Malstone Avenue, Baddeley Green presenting an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a conveniently located shower room, ensuring comfort and practicality for everyday living. One of the standout features of this property is its proximity to local amenities, making daily errands and leisure activities easily accessible. Families will appreciate the reputable school nearby, offering quality education options for children. Additionally, a lovely local park is situated to the rear of the property, providing a serene outdoor space for recreation and relaxation.

This home is not just a place to live; it is a gateway to a vibrant community, where convenience and comfort come together. With its appealing features and prime location, this semi-detached house on Malstone Avenue is a wonderful choice for those seeking a new place to call home.

#### Entrance Hall

With stairs off to the first floor. Radiator. Entrance/exit door to front.

#### Lounge

Double glazed bay window to the front aspect. Radiator. Double doors with access into the dining area.

#### Dining Area

Double glazed patio door with access into the rear garden.

#### Kitchen

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards

below. Inset sink with single drainer and mixer tap. Space for appliances. Double glazed window. Side door access.



#### Shower Room

Suite comprises, shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Radiator. Double glazed window. Useful storage cupboard.



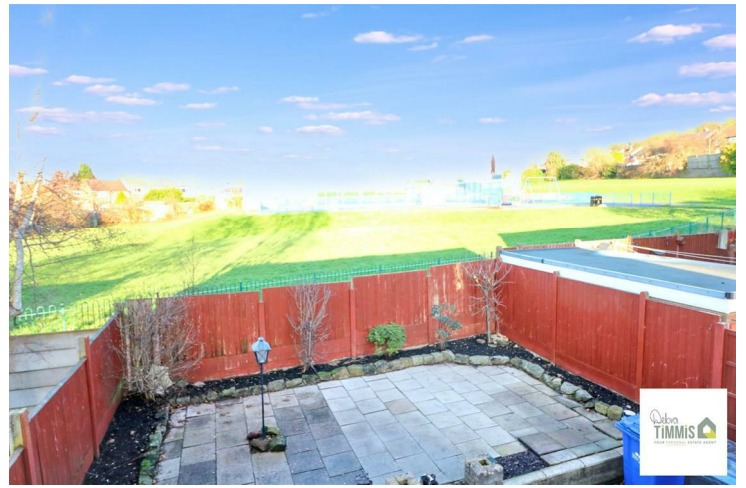
#### First Floor

##### Landing

Cupboard housing gas central heating boiler.

### Bedroom One

Double glazed window. Radiator.



### Bedroom Two

Double glazed window. Radiator. Built in robes. Loft access.

### Bedroom Three

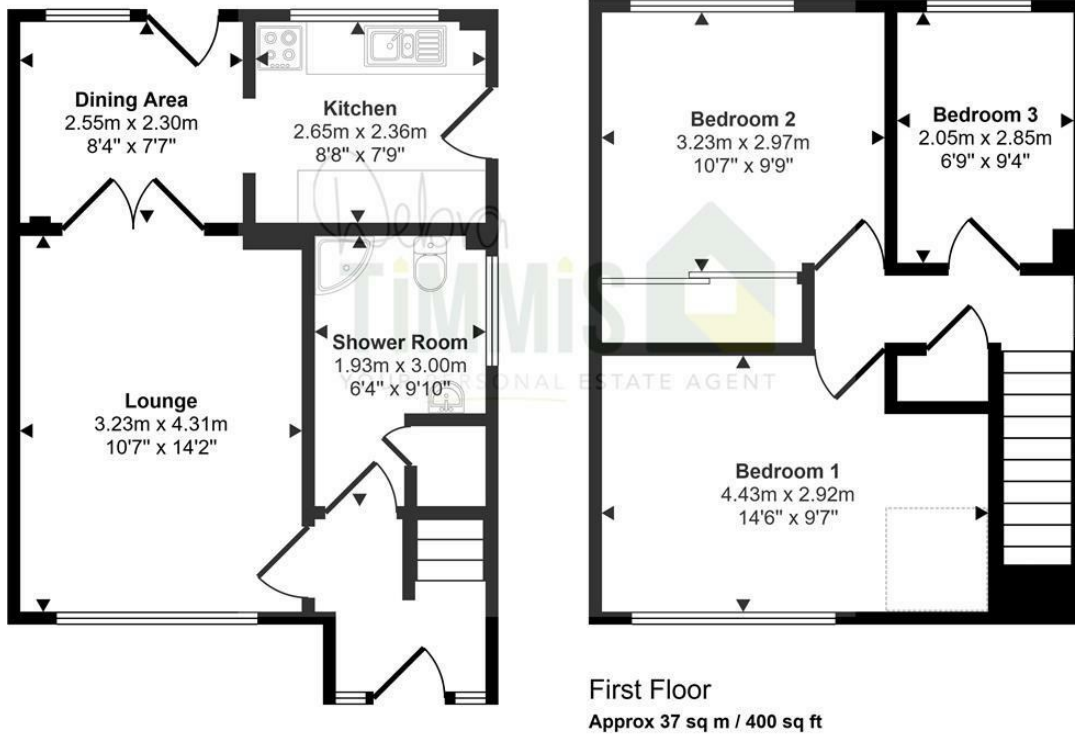
Double glazed window. Radiator.

### Externally

Driveway providing off road parking. Low maintenance rear garden.



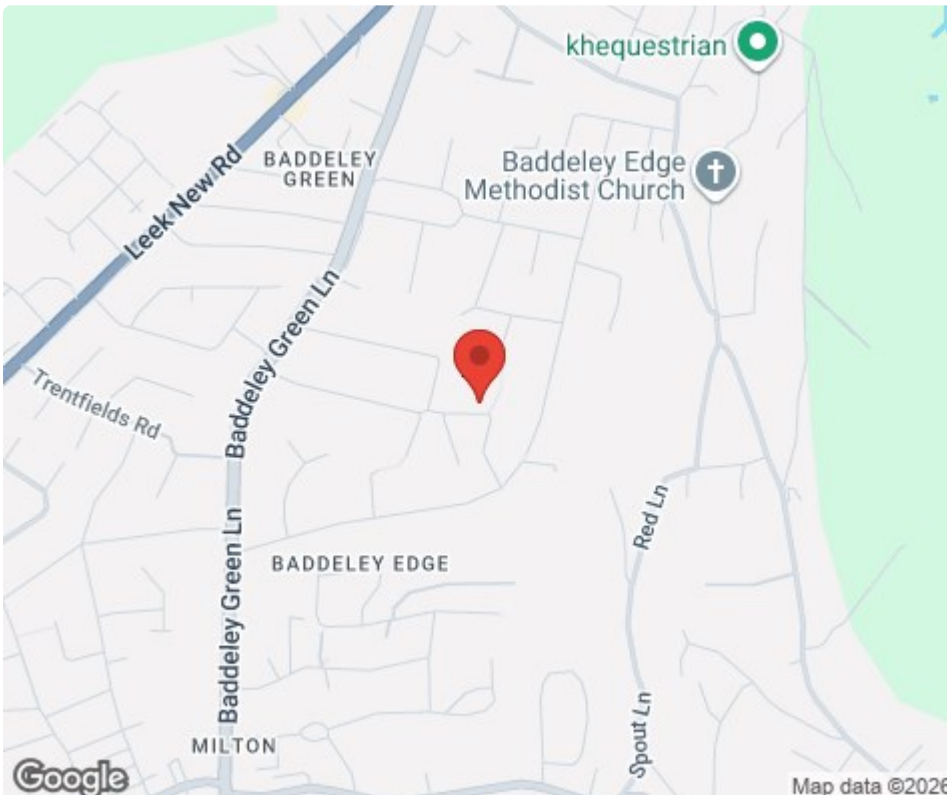
Approx Gross Internal Area  
75 sq m / 805 sq ft



Ground Floor  
Approx 38 sq m / 405 sq ft

Denotes head height below 1.5m

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) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 60      | 73                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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