

## 41 Leonard Avenue

Baddeley Green, Stoke-On-Trent, ST2 7HW

Like every good jigsaw you can't see the complete picture until you have all the pieces! Let me help you out! Your first piece a spacious semi detached property, second piece a large lounge and fitted kitchen/diner, a third piece two double bedrooms and family bathroom, a fourth piece off road parking and finally a fifth piece an artificial lawned rear garden. Can you now see the complete picture? This delightful semi detached property located in the extremely desirable area of Baddeley Green is being sold with no upward chain and is the perfect first time buyer purchase. Positioned within close proximity to local amenities, excellent schooling and canal tow paths. The final piece to the puzzle is the key! Call today to book a viewing!

**£149,000**

# 41 Leonard Avenue

Baddeley Green, Stoke-On-Trent, ST2 7HW



- SPACIOUS SEMI DETACHED PROPERTY
- DOWNSTAIRS W.C
- OFF ROAD PARKING
- POPULAR LOCATION
- LARGE LOUNGE
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- FITTED KITCHEN/DINER
- BATHROOM
- SOLD WITH NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Hall

The property has double glazed entrance door to the front aspect. Stairs lead to the first floor. Radiator

### Lounge

13'6" x 11'4" (4.12 x 3.47)

A double glazed bay window overlooks the front aspect. Open fireplace and radiator.

### Kitchen/Diner

14'7" x 10'3" (4.47 x 3.13)

A double glazed window overlooks the rear aspect coupled with a double glazed access door to the side. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas

and partly tiled walls.

Freestanding electric cooker and space and plumbing for fridge/freezer and washing machine. Wall mounted central heating boiler. Radiator.

### Cloakroom

4'1" x 2'10" (1.25 x 0.87)

A double glazed window overlooks the side aspect. Low level W.C and wash hand basin. Tiled walls.

## FIRST FLOOR

### First Floor Landing

Loft access hatch.

### Bedroom One

14'10" x 11'7" (4.54 x 3.54)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Two

10'3" x 9'5" (3.13 x 2.89)

A double glazed window overlooks the rear aspect. Fitted storage cupboard. Radiator.

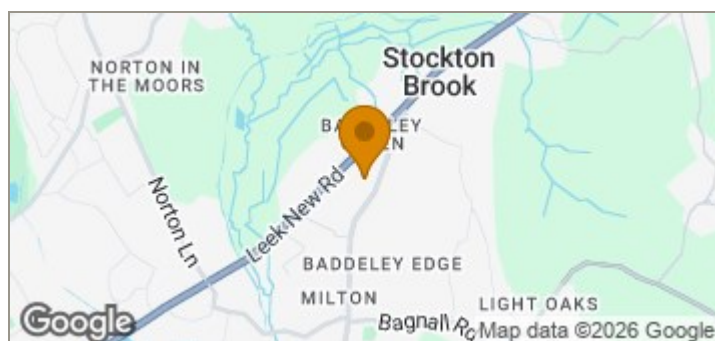
### Bathroom

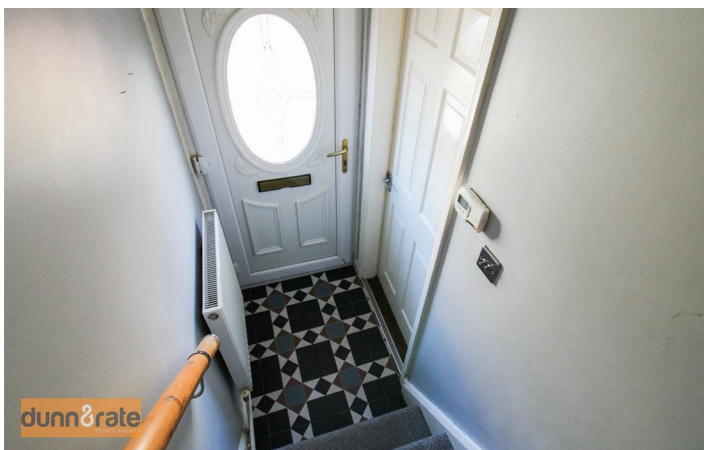
7'3" x 4'8" (2.23 x 1.43)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower unit, low level W.C and vanity hand wash basin. Fully tiled walls and extractor fan. Ladder style towel radiator.

## EXTERIOR

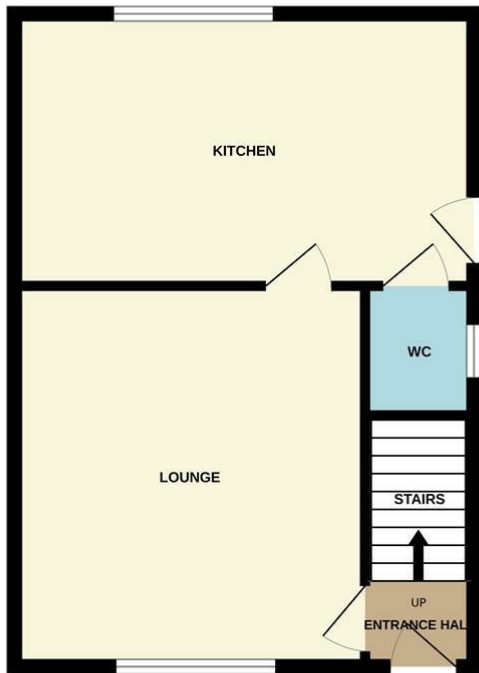
To the front there is a gravelled driveway with side access gate. To the rear there is artificial lawn and patio seating area, the garden is fully enclosed with panelled fencing.



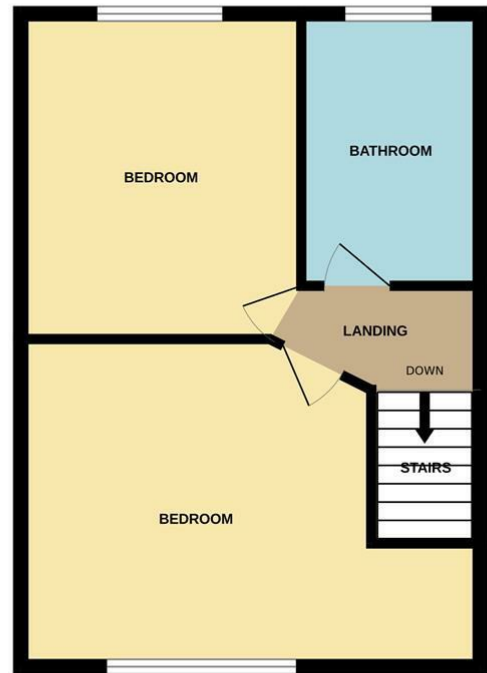


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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