Debra TiMMiS
YOUR PERSONAL ESTATE AGENT

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

Offers In The Region Of £180,000

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

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.

Nestled on Malstone Avenue in the charming area of Baddeley Green, this semi-detached house offers a wonderful opportunity for families and first-time buyers alike. The property boasts a entrance hallway that leads into an inviting open-plan lounge and dining area, perfect for both relaxation and entertaining. The fitted kitchen is conveniently located, making meal preparation a delight.

On the first floor, you will find three bedrooms, providing ample space for family living or guest accommodation. The bathroom is also situated on this level, ensuring convenience for all residents. The house benefits from double glazing and central heating, ensuring a warm and comfortable environment throughout the year.

Outside, the property features both front and rear gardens, ideal for enjoying the outdoors or for children to play. A driveway, carport, and garage provide plenty of parking options, a valuable asset in today's busy world.

While the home is well-presented, it does require some general modernising, allowing you the chance to put your personal touch on it and create your dream space. With local schools and amenities just a stone's throw away, this property is perfectly positioned for family life. Viewing is highly recommended to fully appreciate the potential this lovely home has to offer.

Entrance Hall
Upvc door to the front aspect. Radiator. Stairs off to the first floor.

Open-Plan Lounge/Diner

Lounge Area
13'4" x 11'10" (4.08 x 3.62)
Double glazed window to the front aspect. Feature surround inset and hearth housing gas fire. Archway to the dining area.

Dining Area
8'6" x 6'8" (2.60 x 2.05)
Double glazed window. Radiator.

Kitchen
8'7" x 7'9" (2.63 x 2.38)
Fitted kitchen with wall mounted units, worktops incorporating drawers and cupboards below. Space for appliances. Stainless steel sink with single drainer and mixer tap. Central heating boiler. Double glazed window. Pantry and Upvc door to the side aspect.

First Floor

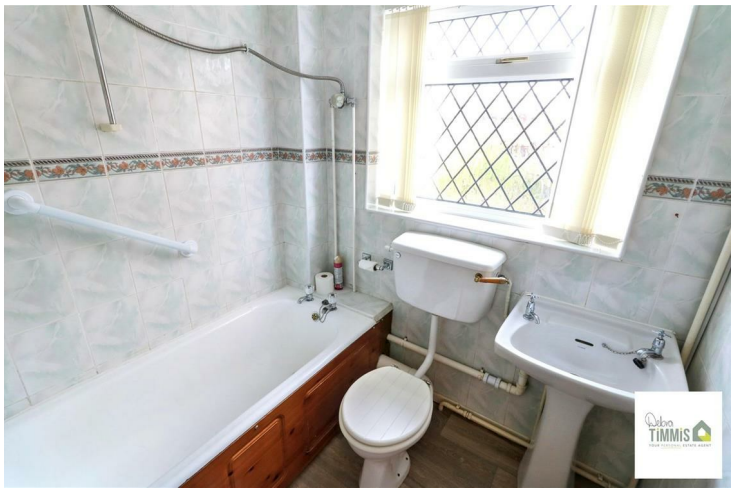
Landing
Double glazed window to the side aspect. Airing cupboard.

Bedroom One
13'0" x 8'9" (3.97 x 2.68)
Double glazed window. Radiator. Loft access. Wardrobes.

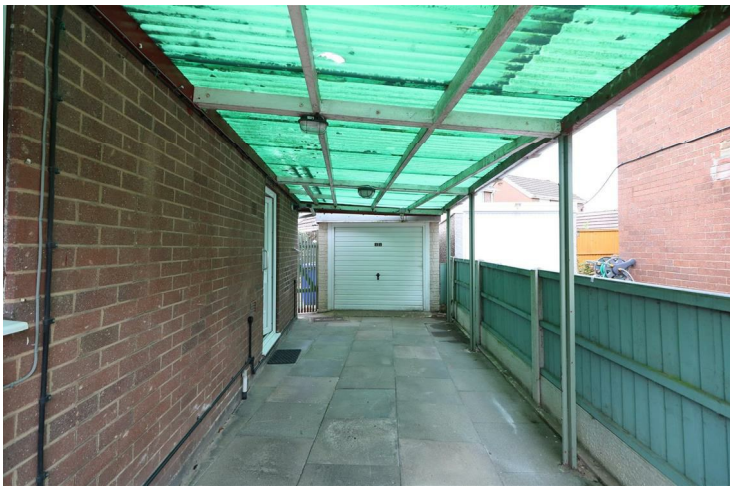
Bedroom Two
9'2" x 7'7" (2.81 x 2.33)
Double glazed window. Radiator. Wardrobes.

Bedroom Three
7'2" x 6'4" (2.20 x 1.95)
Double glazed window.

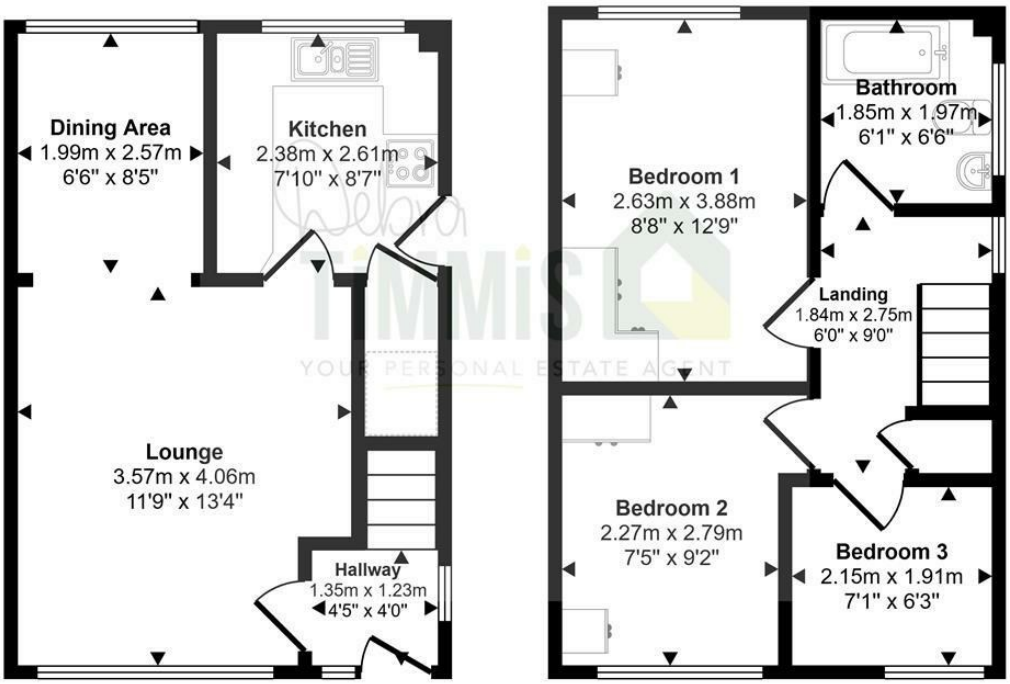
Bathroom
6'5" x 6'0" (1.97 x 1.84)
White suite comprises, panelled bath, pedestal wash hand basin and low level WC. Tiled walls. Radiator.



Externally
To the front aspect there is an artificial lawn garden. Driveway providing off road parking. Carport and access to the single garage. Gated access to the low maintenance feature garden.



Approx Gross Internal Area
62 sq m / 673 sq ft



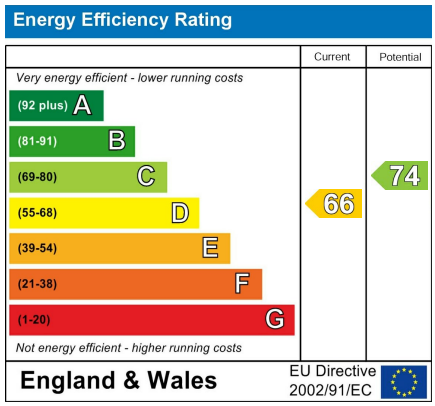
Ground Floor
Approx 31 sq m / 333 sq ft

First Floor
Approx 32 sq m / 340 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: B



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