



2 Malstone Avenue

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

A Tardis is defined as 'a building or container that is larger inside than it appears to be from outside', well if you were to look up Tardis in the dictionary I am more than certain you would find Malstone Avenue sitting next to it. This stunning detached defines the words 'looks can be deceiving'; you will be blown away by the accommodation on offer. Internally the property benefits from a lounge, modern fitted kitchen/diner, large utility room, cloakroom and bedroom four make up the ground floor accommodation. To the first floor you are greeted with four good sized bedrooms, family bathroom and en-suite to the master with walk in wardrobe. Externally the property has a block paved driveway to the front and a landscaped, low maintenance rear garden with summerhouse/bar entertaining area. Located in the popular area of Baddeley Green, close to local amenities, schooling and canal towpaths. Never judge a book by its cover, come and take a look for yourself and book a viewing today.

£260,000

2 Malstone Avenue

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



- EXTREMELY SPACIOUS DETACHED PROPERTY
- FIVE BEDROOMS
- LANDSCAPED REAR GARDEN WITH BAR/SUMMERHOUSE
- LOUNGE & KITCHEN/DINER
- EN-SUITE & WALK IN WARDROBE
- OFF ROAD PARKING TO THE FRONT
- UTILITY ROOM & CLOAKROOM
- FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

9'1" x 5'4" (2.78 x 1.64)

The property has a double glazed entrance door to the side aspect, coupled with a double glazed window to the front. Stairs leading to the first floor. Radiator and storage cupboard.

Lounge

13'3" x 11'5" (4.04 x 3.50)

A double glazed bow window overlooks the front aspect. Television point. Vertical height radiator.

Kitchen/Diner

14'8" x 8'8" (4.48 x 2.65)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors leading to the rear garden. Fitted with a range of wall and base storage units with coordinating work surface areas and inset Asterite sink unit and side drainer. Space for Range style gas cooker. Under stairs storage cupboard. Partly tiled walls and flooring. Television point and radiator. Fitted dining booth and space for table.

Utility Room

10'7" x 9'6" (3.25 x 2.90)

A double glazed access door leads out to the rear coupled with double glazed windows to the side and rear aspect. Fitted with work surface areas and inset ceramic Belfast sink unit. Tiled flooring and radiator. Space and plumbing for fridge/freezer and washing machine.

Cloakroom

3'11" x 3'8" (1.21 x 1.13)

Fitted with a low level W.C and wash hand basin. Fully tiled and vertical height radiator.

Bedroom Four

10'4" x 9'3" (3.16 x 2.84)

A double glazed window overlooks the side and front aspect. Television point and radiator.

FIRST FLOOR

First Floor Landing

9'1" x 6'0" (2.78 x 1.83)

Airing cupboard housing central heating boiler.

Bedroom One

17'7" x 9'4" (5.38 x 2.87)

A double glazed window overlooks the front aspect. Television point and radiator.

Ensuite

9'4" x 3'9" (2.85 x 1.16)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising overhead waterfall shower, low level W.C and vanity wash hand basin. Extractor fan, shaver point and ladder style radiator.

Bedroom Two

12'10" x 8'5" (3.93 x 2.58)

A double glazed window to the rear aspect. Radiator. TV point.

Walk in Wardrobe

Fitted rails.

Bedroom Three

9'3" x 8'6" (2.84 x 2.60)

A double glazed window to the front aspect. Radiator. TV point.

Bedroom Five

7'1" x 6'3" (2.18 x 1.93)

A double glazed window to the front aspect. Vertical radiator. TV point.

Bathroom

6'3" x 5'10" (1.91 x 1.79)

A double glazed window to the rear aspect. Fitted with a suite comprising a bath with overhead waterfall shower. Low level W.C and vanity wash hand basin. Partly tiled walls, extractor fan, shaver point and ladder style radiator.

EXTERIOR

To the front the property has a paved driveway. To the rear the garden is fully enclosed and low maintenance with a covered paved patio area with steps leading to an elevated second patio area and bar/summerhouse. There is a covered wooden pergola set up as a bar area with power and lighting and a summer house with television point and power.



Floor Plan



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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