dunn&rate ESTATE AGENTS

43 Clive Avenue

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

You will feel like the cat who got the cream and you will be grinning from ear to ear, once you set your eyes on this superb, semi detached home on Clive Avenue, in Baddeley Green. Beautifully maintained throughout, the accommodation on offer comprises of a lounge, modern fitted kitchen with integrated appliances, utility/ cloakroom and side porch. To the first floor you will find three bedrooms and a contemporary bathroom suite. Externally, the property benefits from off road parking to the front and a fully enclosed low maintenance rear garden. Located in the popular area of Baddeley Green with excellent schooling, commuter links and nearby amenities. This one is simply puuuuurrrfect! Therefore do not delay, contact us today to book a viewing.

£220,000

43 Clive Avenue

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

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- STUNNING SEMI DETACHED PROPERTY
- THREE BEDROOMS
- VERY POPULAR LOCATION
- LOUNGE AND MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM SUITE
- EXCELLENT SCHOOLING AND LOCAL AMENITIES NEARBY
- UTILITY/CLOAKROOM AND SIDE PORCH
- AMPLE PARKING AND LANDSCAPED REAR GARDEN
- PERFECT FIRST TIME BUY!!

GROUND FLOOR

Entrance Hall
15'8" x 5'9" (4.78 x 1.77)
UPVC door to the front aspect and UPVC window to the side aspect. Radiator and stairs to the first floor. Wooden flooring and door to under stair storage cupboard.

Lounge
13'10" x 11'3" (4.24 x 3.43)
UPVC bay window to the front aspect. Open fireplace and radiator. Laminate flooring.

Kitchen
12'0" x 9'3" (3.68 x 2.82)
UPVC window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and drainer. Co ordinating work surface areas with partly tiled walls. Integrated appliances include electric oven and electric hob with cooker hood above, dishwasher and fridge. Radiator and ceiling spotlights. Tiled flooring.

Cloakroom/Utility
5'10" x 4'0" (1.79 x 1.24)
Co ordinating work surface areas and cupboard housing combi boiler. Plumbing for a washing machine and space for a tumble dryer. Low level W.C. Tiled flooring.

Side Porch
10'4" x 4'4" (3.15 x 1.34)
UPVC door to the front and rear aspect. UPVC windows to the side aspect. Radiator, power and light.

FIRST FLOOR

Landing
6'4" x 5'8" (1.94 x 1.74)
UPVC window to the side aspect. Stairs from the ground floor.

Bedroom One
12'3" x 8'11" (3.75 x 2.72)
UPVC window to the front aspect. Radiator.

Bedroom Two
11'4" x 9'6" (3.47 x 2.90)
UPVC window to the rear aspect. Radiator. Loft hatch access.

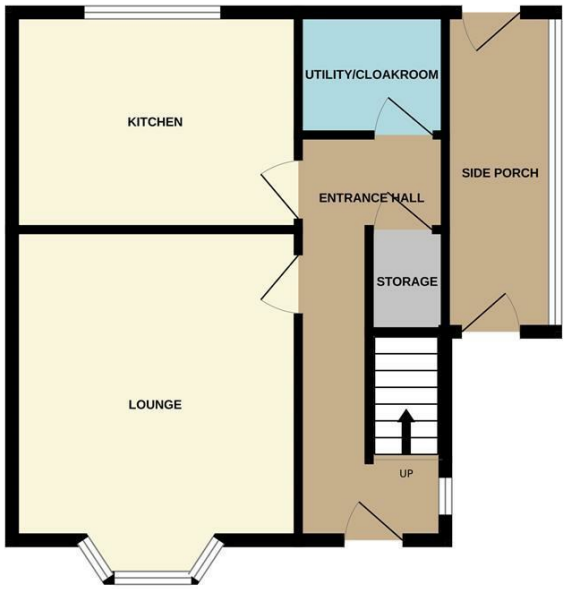
Bedroom Three
6'11" x 5'9" (2.13 x 1.76)
UPVC window to the front aspect. Radiator and door to storage cupboard.

Bathroom
6'7" x 5'10" (2.01 x 1.79)
UPVC window to the rear aspect. Fitted with a suite comprising bath with waterfall shower above, vanity wash hand basin and low level W.C. Fully tiled walls and vertical radiator. Tiled flooring.

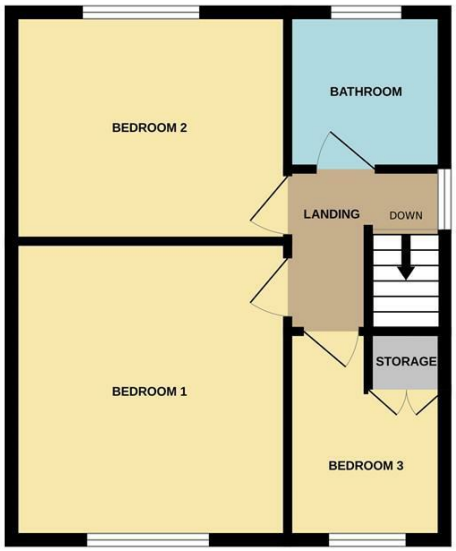
EXTERIOR
To the front of the property there is a block paved driveway with gated access to the side. The rear is fully enclosed with a low maintenance landscaped garden, artificial lawn and Indian stone patio area.

Floor Plan

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

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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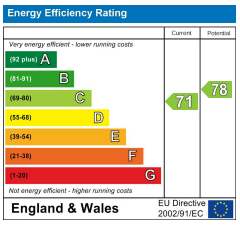

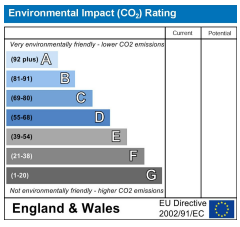

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