



25 Church Avenue

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

Hallelujah and amen! All your prayers have been answered, let me take you to CHURCH! I have an opportunity for you to own a semi detached property in the extremely popular area of Baddeley Green, sold with no upward chain CHURCH Avenue is ready for a new owner to put their own stamp on it. The accommodation on offer comprises a spacious lounge/diner, fitted kitchen, three bedrooms and bathroom. Externally the property benefits from off road parking, garage and gardens to the front and rear. Located in the sought after area of Baddeley Green close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre. Your prayers have been answered, let me take you to CHURCH! Call today to book a viewing.

£165,000

25 Church Avenue

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- SPACIOUS SEMI DETACHED PROPERTY
- FITTED KITCHEN
- OFF ROAD PARKING & GARAGE
- POPULAR LOCATION
- THREE BEDROOMS
- GARDENS TO FRONT & REAR
- LOUNGE/DINER
- BATHROOM
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

11'9" x 6'7" (3.60 x 2.03)

A UPVC door to the front aspect and double glazed window to the front aspect. Radiator and stairs to the first floor. Door to under stair storage cupboard.

Lounge/Diner

23'10" x 10'10" (7.28 x 3.32)

A double glazed window to the front and a double glazed window to the rear aspect. Open fireplace and two radiators. Television point.

Kitchen

10'11" x 8'9" (3.34 x 2.68)

A UPVC door to the side aspect and a double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer and mixer tap. Co ordinating work surface areas and partly tiled walls. Integrated appliances include a double electric oven and gas hob with cooker hood

above. Plumbing for a washing machine and space for a fridge/freezer. Cupboard housing boiler. Tiled flooring.

FIRST FLOOR

Landing

7'1" x 6'10" (2.17 x 2.10)

A double glazed window to the side aspect. Stairs from the ground floor and loft hatch.

Bedroom One

11'10" x 10'9" (3.61 x 3.29)

A double glazed window to the front aspect. Fitted wardrobes and radiator.

Bedroom Two

12'1" x 10'9" (3.69 x 3.29)

A double glazed window to the rear aspect. Fitted wardrobes and radiator.

Bedroom Three

8'0" x 7'6" (2.46 x 2.30)

A double glazed window to the front aspect. Radiator.

Bathroom

8'5" x 6'10" (2.58 x 2.09)

A double glazed window to the rear aspect. Fitted with a suite comprising bath, shower above, vanity wash hand basin and low level W.C. Fully tiled walls and radiator. Door to storage cupboard housing water tank.

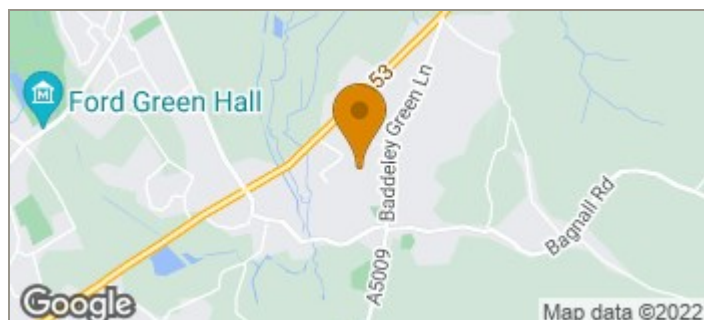
EXTERIOR

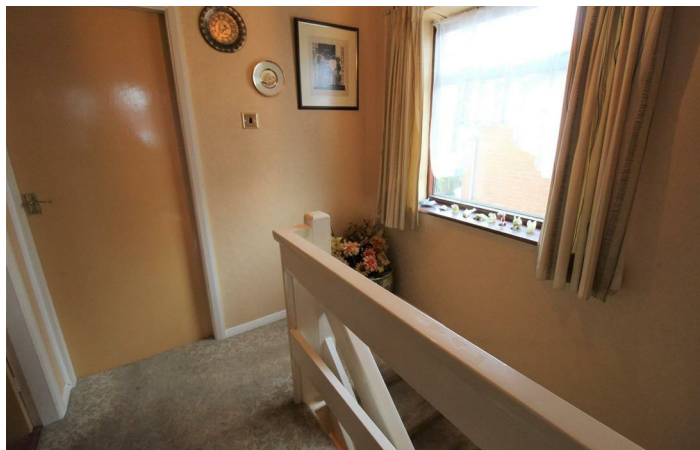
To the front of the property there is a paved driveway and lawned garden. The rear has a paved patio and lawned garden with mature borders. There is a detached garage with an up and over door.

Council Tax Band

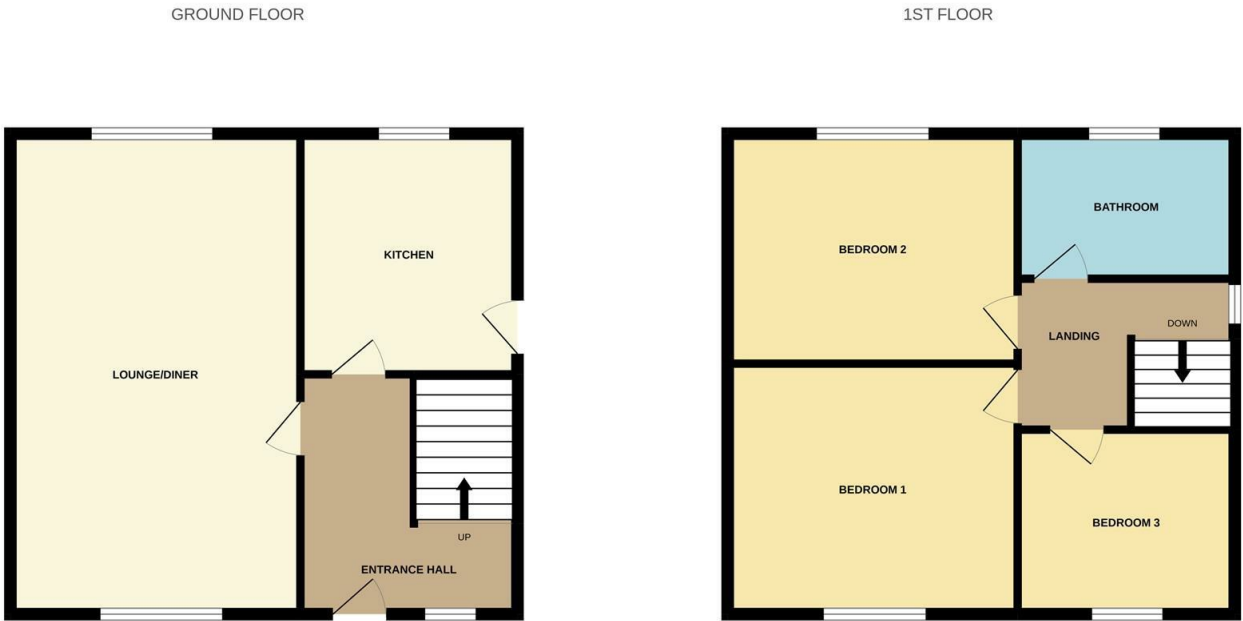
Council Tax Band C.

Purchaser should seek confirmation prior to completion





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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