



## 39 Clive Avenue

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

Looking for a new beginning, the next chapter or even a place to set down roots? I have a place you can call home so run with open arms towards it! This stunningly presented semi detached property on Clive Avenue is looking for a new owner. Beautifully immaculate throughout the accommodation on offer comprises a large lounge with bay window, modern fitted kitchen/diner and conservatory. To the first floor the property has three bedrooms and contemporary family bathroom. Externally the property benefits from off road parking to the front and a fully enclosed low maintenance rear garden. Located in the desirable area of Baddeley Green close to local amenities, schooling and canal towpaths. Write your next chapter here and call to book a viewing.

**Offers in excess of £220,000**

# 39 Clive Avenue

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



- IMMACULATE SEMI DETACHED PROPERTY
- CONSERVATORY
- PRIVATE DRIVEWAY
- EARLY VIEWING A MUST
- LOUGE WITH BAY WINDOW
- THREE GOOD SIZED BEDROOMS
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY FITTED BATHROOM
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Hall

12'1" x 5'10" (3.69 x 1.78)

A door opens to the front aspect and a double glazed window looks to the side. Radiator and stairs to the first floor.

### Lounge

13'10" x 11'1" (4.22 x 3.38)

A double glazed bay window looks out to the front aspect. Gas fireplace, radiator and TV point.

### Kitchen/Diner

17'4" x 10'2" (5.30 x 3.12)

A double glazed window looks out to the rear aspect, and double glazed double doors open into the conservatory. Fitted with a range of wall and base storage units, coordinating quartz work surface areas and inset stainless steel sink.

Integrated fridge/freezer and space for a ranger style cooker, washing machine and dryer. Wall mounted boiler, door to under-stair storage cupboard and space for a table and chairs.

### Conservatory

8'11" x 8'2" (2.74 x 2.49)

The conservatory is of UPVC construction, double glazed windows look out to the rear and the side. Double doors open to the side aspect.

## FIRST FLOOR

### First Floor Landing

8'3" x 5'9" (2.52 x 1.76)

A double glazed window looks out to the side aspect.

### Bedroom One

12'2" x 11'1" (3.72 x 3.40)

A double glazed window looks out to the front aspect. Radiator and TV point,

### Bedroom Two

11'2" x 9'6" (3.42 x 2.92)

A double glazed window looks out to the rear aspect. Radiator and loft access hatch.

### Bedroom Three

6'10" x 5'9" (2.09 x 1.76)

A double glazed window looks out to the front aspect. Radiator.

### Bathroom

6'8" x 6'0" (2.05 x 1.84)

A double glazed window looks out to the rear aspect. Fitted suite comprising of bath with waterfall shower overhead. Wash Hand basin with vanity unit and Low Level WC. Fully tiled walls, extractor fan and towel radiator.

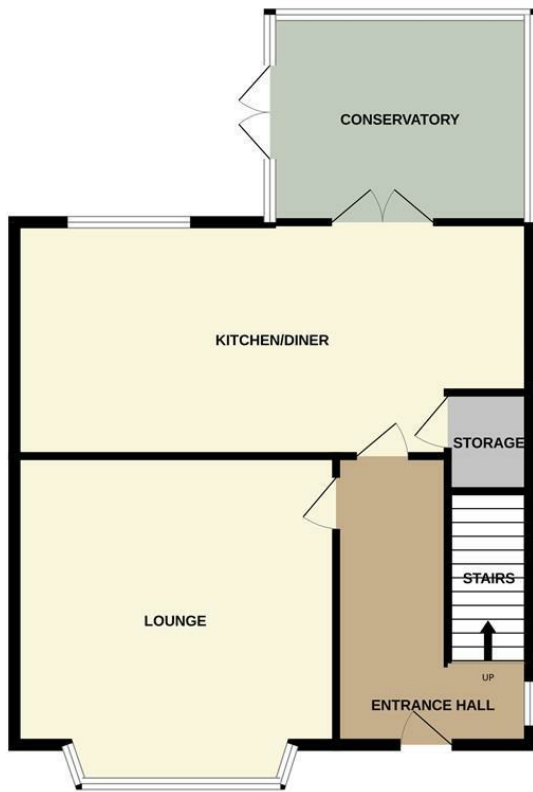
## EXTERIOR

To the front of the property there is a tarmac driveway with side access gate. To the rear the garden is paved with a raised planter flowerbed.



# 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(69-81) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	