



15 Stoneyfields Avenue

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

It's time to level the playing FIELD and promote you to the higher leagues! Because this stunningly, spacious semi detached property on StoneyFIELDS Avenue is definitely a contender for the win. The well maintained accommodation on offer comprises a lounge, sitting room with log burner, conservatory/dining area, modern fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from ample off road parking and a detached garage. To the rear the garden is huge and laid mainly to lawn with a paved patio seating area, mature hedge borders and flower beds. Located in the extremely sought after area of Baddeley Green, close to local amenities, excellent schooling and canal towpaths. Playing the FIELD has never been this easy, call today to book a viewing to avoid disappointment.

Offers in excess of £245,000

15 Stoneyfields Avenue

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- IMMACULATELY PRESENTED SEMI DETACHED PROPERTY
- LOUNGE & SITTING ROOM
- FULLY FITTED KITCHEN
- CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- HUGE REAR GARDEN
- POPULAR AREA

GROUND FLOOR

Entrance Hall

14'2" x 5'10" (4.34 x 1.80)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the front. Under stairs storage cupboard housing central heating boiler. Parquet flooring and radiator. Stairs lead to the first floor.

Lounge

12'7" x 10'5" (3.85 x 3.18)

A double glazed bay window overlooks the front aspect. Fireplace housing gas fire. Television point and radiator.

Sitting Room

11'6" x 10'4" (3.51 x 3.17)

Double glazed doors lead into the conservatory/dining area. Fireplace housing log burner and television point. Radiator.

Conservatory/Dining Area

12'8" x 8'1" (3.88 x 2.47)

A UPVC conservatory with double glazed windows to the side and rear aspects with double glazed patio doors leading out onto the rear garden. Tiled flooring.

Kitchen

15'4" x 6'7" (4.69 x 2.01)

A double glazed window overlooks

the side and rear aspects coupled with a double glazed access door to the side. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surfaces areas and freestanding Range style gas cooker with cooker hood above. Space and plumbing for fridge/freezer, washing machine and dishwasher. Vertical height radiator.

FIRST FLOOR

First Floor Landing

6'3" x 6'0" (1.91 x 1.83)

A double glazed window overlooks the side aspect. Loft access hatch, please note the loft is fully boarded with power and lighting.

Bedroom One

13'1" x 8'2" (4.01 x 2.51)

A double glazed bay window overlooks the front aspect. Fitted wardrobes. Radiator.

Bedroom Two

10'9" x 10'3" (3.30 x 3.14)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

7'11" x 6'10" (2.42 x 2.10)

A double glazed window overlooks the front aspect. Fitted wardrobe. Radiator.

Bathroom

7'4" x 5'10" (2.26 x 1.78)

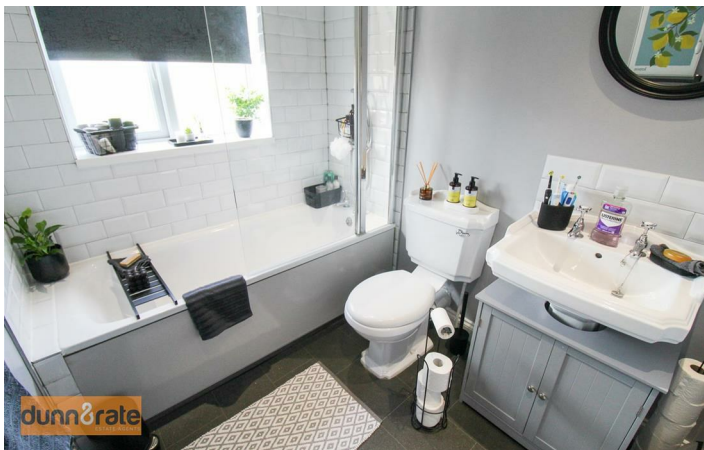
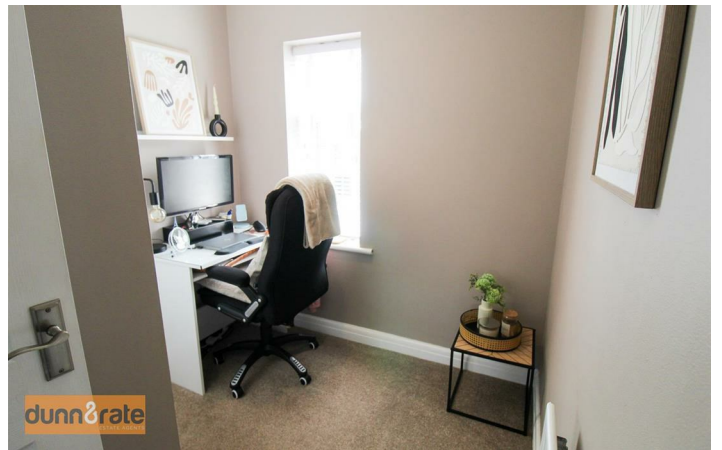
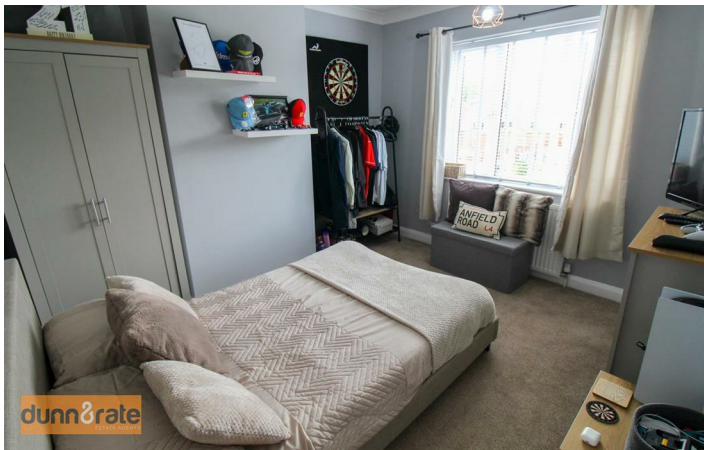
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Ceiling spotlights and ladder style radiator.

EXTERIOR

The property benefits from a block paved driveway to the front and side aspect with shrub border. To the rear, the garden is fully enclosed and laid with lawn, with a paved patio area, decorative stone and raised planter beds. Summer house.

Garage

Double doors with power and lighting.



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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