



32 Malstone Avenue

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

The longer you wait for something the more you will appreciate it when you get it. Cause anything worth having, is definitely worth waiting for! Well my happy home hunters your wait is finally over, I offer you Malstone Avenue! A well maintained semi detached property in the desirable area of Baddeley Green. The accommodation on offer comprises a large lounge/diner, fitted kitchen, utility room, three bedrooms and family bathroom. Externally the property benefits from off road parking, garage and mature rear garden with shrubbery and trees. Located in the popular area of Baddeley Green close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre and the market town of Leek. The best things in life are worth the wait. Your wait is over, call today to book a viewing to avoid disappointment.

£170,000

32 Malstone Avenue

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



- CORNER SEMI DETACHED PROPERTY
- THREE BEDROOMS
- ENCLOSED MATURE REAR GARDEN
- LOUNGE/DINER
- FAMILY BATHROOM
- DETACHED GARAGE
- FITTED KITCHEN AND UTILITY ROOM
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION FOR SCHOOLING AND AMENITIES

GROUND FLOOR

Entrance Hall

4'8" x 4'7" (1.43 x 1.40)

A UPVC door to the front aspect and UPVC window to the side aspect. Radiator and telephone point. Stairs to the first floor.

Lounge/Diner

22'5" x 11'10" (6.85 x 3.61)

A UPVC window to the front and rear aspect. Electric fireplace and radiator.

Kitchen

8'8" x 7'7" (2.65 x 2.32)

A UPVC window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Partly tiled walls. Gas oven and gas hob. Plumbing for a washing machine and space for a fridge. Door to under stair storage cupboard.

Utility Room

5'11" x 3'1" (1.81 x 0.95)

A UPVC door to the front aspect and UPVC window to the side aspect. Space for a tumble dryer.

FIRST FLOOR

Landing

9'2" x 6'1" (2.81 x 1.86)

A UPVC window to the side aspect. Stairs from the ground floor. Storage cupboard housing combi boiler.

Bedroom One

13'0" x 8'7" (3.98 x 2.64)

A UPVC window to the rear aspect. Radiator and loft hatch access.

Bedroom Two

9'3" x 7'4" (2.83 x 2.24)

A UPVC window to the front aspect. Radiator.

Bedroom Three

9'7" x 7'4" (2.93 x 2.26)

A UPVC window to the front aspect.

Bathroom

6'4" x 6'0" (1.95 x 1.83)

A UPVC window to the side aspect. Fitted with a suite comprising bath with shower above. Wash hand basin and low level W.C. Fully tiled walls and radiator.

EXTERIOR

To the front of the property there is paved driveway and mature borders. To the side there is paving leading to the rear garden. The rear garden is private with mature borders and trees.

Garage

17'9" x 9'2" (5.42 x 2.81)

An up and over door and light.



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.
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

