



## 14 Crossdale Avenue

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

CROSS over to the right side of the street and head to CROSSdale Avenue, you will not be disappointed! Immaculate throughout and nestled away in the corner of a cul-de-sac this spacious semi detached bungalow will surely steal the show! Beautifully maintained throughout the property comprises a lounge, modern fitted kitchen, conservatory, two bedrooms and a contemporary bathroom. Externally, the property benefits from a corner plot offering ample off road parking and a lawned rear garden with paved patio seating areas and detached garage. Located in the extremely popular area of Baddeley Green, close to local amenities, commuter links and canal towpaths. So CROSS off all the other properties on your list this one is for you and its also sold with no upward chain. Call today and book a viewing.

**Offers in excess of £220,000**

# 14 Crossdale Avenue

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



- STUNNING SEMI DETACHED BUNGALOW
- GOOD SIZED LOUNGE/DINER
- AMPLE OFF ROAD PARKING AND DETACHED GARAGE
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- GOOD SIZED CORNER PLOT WITH GARAGE TO REAR
- CONSERVATORY WITH PLUMBING
- BATHROOM
- NO UPWARD CHAIN!!

## Conservatory

14'5" x 9'5" (4.40 x 2.89)

A UPVC conservatory with double glazed windows overlooking the side, front and rear aspect coupled with double glazed patio doors to the side. Space and plumbing for washing machine and tumble dryer. Radiator.

## Kitchen

13'5" x 9'7" (4.09 x 2.93)

A double glazed window overlooks the front and side aspect with a UPVC door to the side aspect. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and hob with cooker hood above and microwave. Space for fridge/freezer. Storage cupboard. Radiator.

## Lounge

20'1" x 11'2" (6.14 x 3.41)

A double glazed window

overlooks the front aspect.

Electric fire. Television and telephone points. Two radiators.

## Inner Hallway

Loft access hatch which houses central heating boiler.

## Bedroom One

11'2" x 11'1" (3.41 x 3.39)

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

## Bedroom Two

10'11" x 9'0" (3.35 x 2.75)

A double glazed window overlooks the rear aspect. Fitted wardrobes. Radiator.

## Bathroom

8'6" x 6'5" (2.61 x 1.96)

A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls, extractor fan and vertical height radiator.

## EXTERIOR

To the front there is a long tarmacadam driveway with inset flower bed borders with gravel, leading to the detached garage. To the rear the garden is sizeable and laid to lawn with a large paved patio and inset flower bed borders and gravelled areas. Garden shed.

## Garage

18'1" x 9'10" (5.52 x 3.02)

Electric up and over door with power and lighting. Windows to the side and rear aspects.

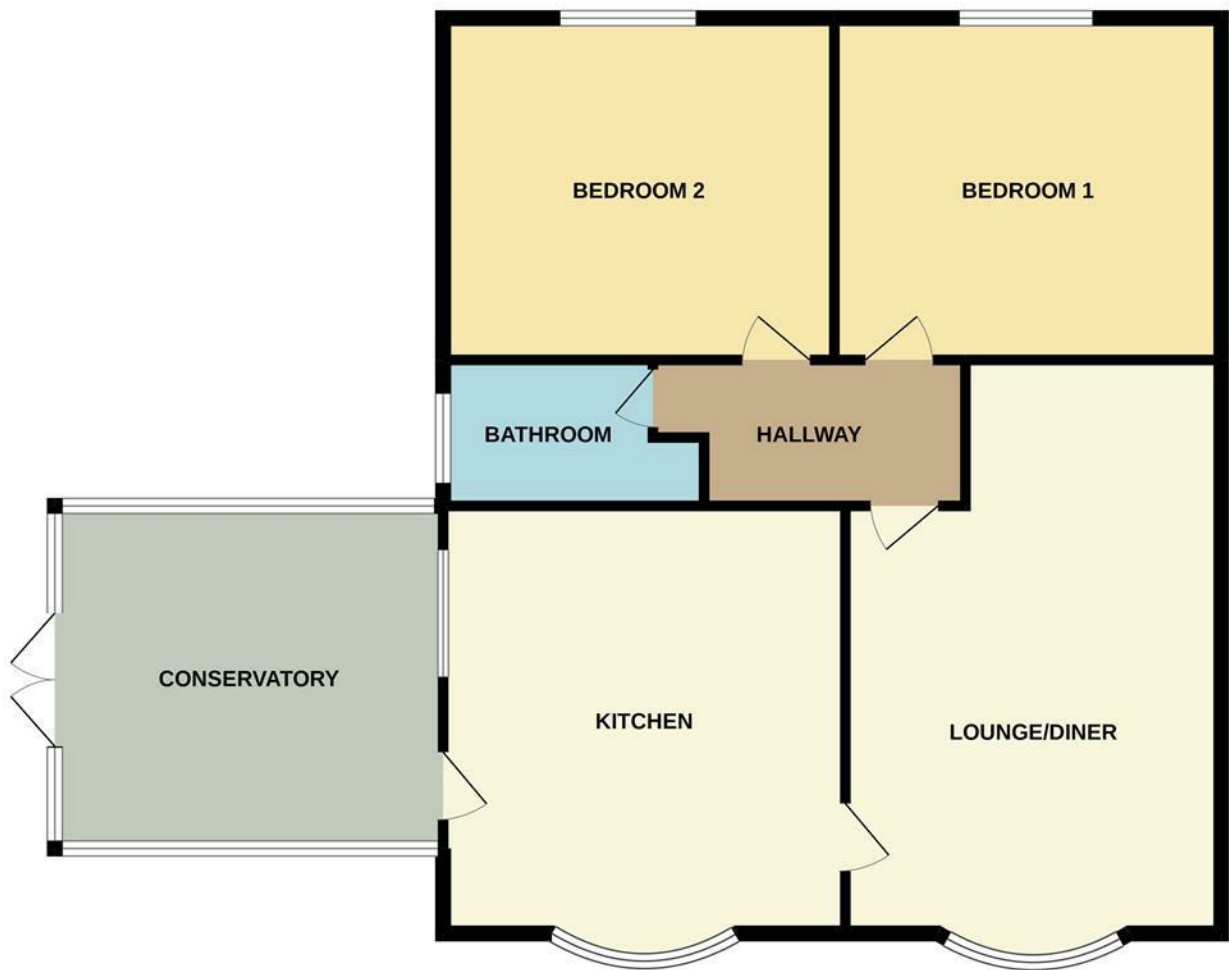
## Council Tax Band

Council Tax Band B.

Purchaser should seek confirmation prior to completion



GROUND 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.  
Made with Metropix ©2022

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.

