



36 Stoneyfields Avenue

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

Leave no STONE unturned in your search for the perfect property! Well I have done the digging for you and found this spacious semi detached property on STONEyfields Avenue. Sitting on a sizeable corner plot, this property is sold with no upward chain and looking for a new owner. The accommodation on offer comprises a lounge, seperate dining room, kitchen, utility room and down stairs cloakroom. To the first floor there is three good sized bedrooms and a family bathroom. Externally the property sits on a corner plot which is laid to lawns with a detached garage and driveway. To the rear the garden is low maintenance with garden shed and greenhouse. Located in the extremely popular area of Baddeley Green, close to local amenities, excellent schooling and canal towpaths. Now your property search is complete, all thats left to do is book a viewing!

£199,950

36 Stoneyfields Avenue

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- WELL MAINTAINED SEMI DETACHED
- FITTED KITCHEN & UTILITY ROOM
- DETACHED GARAGE & DRIVEWAY
- NO UPWARD CHAIN
- SITTING ON A SIZEABLE PLOT
- THREE GOOD SIZED BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- LOUNGE & DINING ROOM
- FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Porch

6'0" x 1'4" (1.85 x 0.43)

The property has sliding patio doors from the front aspect.

Entrance Hall

13'3" x 5'7" (4.05 x 1.72)

A double glazed entrance door leads from the porch. Under stairs storage cupboard and stairs lead to the first floor. Radiator.

Cloakroom

4'8" x 2'8" (1.44 x 0.82)

A double glazed window overlooks the side aspect. Low level W.C.

Lounge

12'10" x 12'8" (3.93 x 3.87)

A double glazed window overlooks the front aspect. Fireplace housing gas fire. Television and telephone points. Radiator.

Dining Room

11'11" x 10'9" (3.65 x 3.30)

Double glazed sliding patio doors lead out to the rear aspect. Open fireplace. Radiator.

Kitchen

9'2" x 9'0" (2.81 x 2.75)

A double glazed window overlooks the side aspect. Fitted with a range of

wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated gas oven and hob with cooker hood above. Telephone point and radiator.

Utility Room

12'1" x 3'8" (3.70 x 1.12)

A double glazed window overlooks the rear and side aspect. Storage cupboard housing combi boiler. Space for fridge/freezer and plumbing for washing machine. A double glazed door leads out to the rear aspect.

FIRST FLOOR

First Floor Landing

6'11" x 6'11" (2.13 x 2.12)

A double glazed window overlooks the side aspect. Storage cupboard.

Bedroom One

13'4" x 12'9" (4.08 x 3.91)

A double glazed window overlooks the front aspect. Fitted wardrobes and telephone point. Radiator.

Bedroom Two

12'0" x 10'9" (3.66 x 3.29)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

9'1" x 8'7" (2.77 x 2.64)

A double glazed window overlooks the rear aspect. Loft access hatch. Radiator.

Bathroom

7'0" x 6'11" (2.14 x 2.12)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and radiator.

EXTERIOR

To the front the property benefits from a corner plot, laid to lawn with a paved pathway leading to the entrance door and a driveway leading to the detached garage. To the rear the garden is low maintenance with paved patio areas and inset flower bed borders, garden shed and greenhouse.

Garage

17'10" x 12'0" (5.45 x 3.66)

Detached garage with up and over door, side access door and a double glazed window to the rear aspect. Power and lighting.

Council Tax Band

Council take band- C.

Seek guidance upon 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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