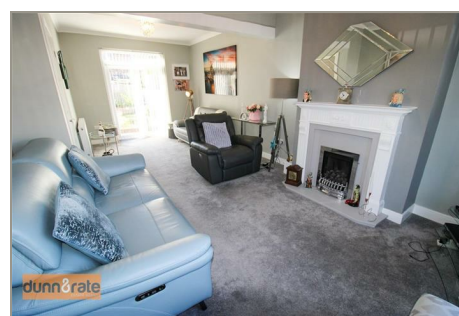




11 Leonard Avenue

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

Leaning towards Leonard? You'll love this one!

Situated on the ever-popular Leonard Avenue, this well-presented two-bedroom semi-detached home is an excellent opportunity for First Time buyers! Inside, the home offers comfortable living space complemented by a modern bathroom, while outside, the garden provides a great space to relax, entertain and enjoy the warmer months. Adding to its appeal, the property is offered with no upward chain, helping to make the moving process as straightforward as possible.

With its popular location, two bedrooms, off road parking, fitted kitchen, modern bathroom, finished garden and chain-free position, this is a home well worth viewing.

£165,000

11 Leonard Avenue

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



- VERY WELL PRESENTED SEMI DETACHED PROPERTY LOCATED IN BADDELEY GREEN
- TWO BEDROOMS WITH FITTED WARDROBES
- OFF ROAD PARKING
- LOUNGE/DINER WITH PATIO DOORS LEADING TO THE REAR GARDEN
- CONTEMPORARY BATHROOM SUITE
- SOLD WITH NO UPWARD CHAIN!
- MODERN FITTED KITCHEN WITH APPLIANCES
- ENCLOSED REAR GARDEN WITH SUMMER CABANA
- PERFECT STARTER HOME IN A DESIRABLE AREA!

GROUND FLOOR

Entrance Hall

Composite door the front aspect. Radiator and stairs to the first floor.

Lounge/Diner

24'9" x 9'11" (7.55 x 3.03)

UPVC bay window to the front aspect and UPVC patio doors to the rear aspect. Two radiators and gas fireplace.

Kitchen

14'1" x 4'2" (4.31 x 1.29)

UPVC windows to the side and rear aspect and UPVC door to the side aspect. Fitted with a range of wall and base storage units, co ordinating work surface areas. Stainless steel sink and side drainer. Appliances include gas oven and gas hob with cooker hood above, washing machine, integrated microwave. Door to under stair storage cupboard, space for fridge/freezer.

FIRST FLOOR

Landing

UPVC window to the side aspect. Loft hatch access and radiator.

Bedroom One

11'0" x 9'3" (3.36 x 2.82)

UPVC window to the rear aspect. Fitted wardrobes and radiator.

Bedroom Two

11'0" x 9'3" (3.36 x 2.84)

UPVC windows to the front aspect. Radiator and fitted wardrobes with sliding door leading to storage cupboard housing wall mounted combi boiler.

Bathroom

8'4" x 4'11" (2.55 x 1.50)

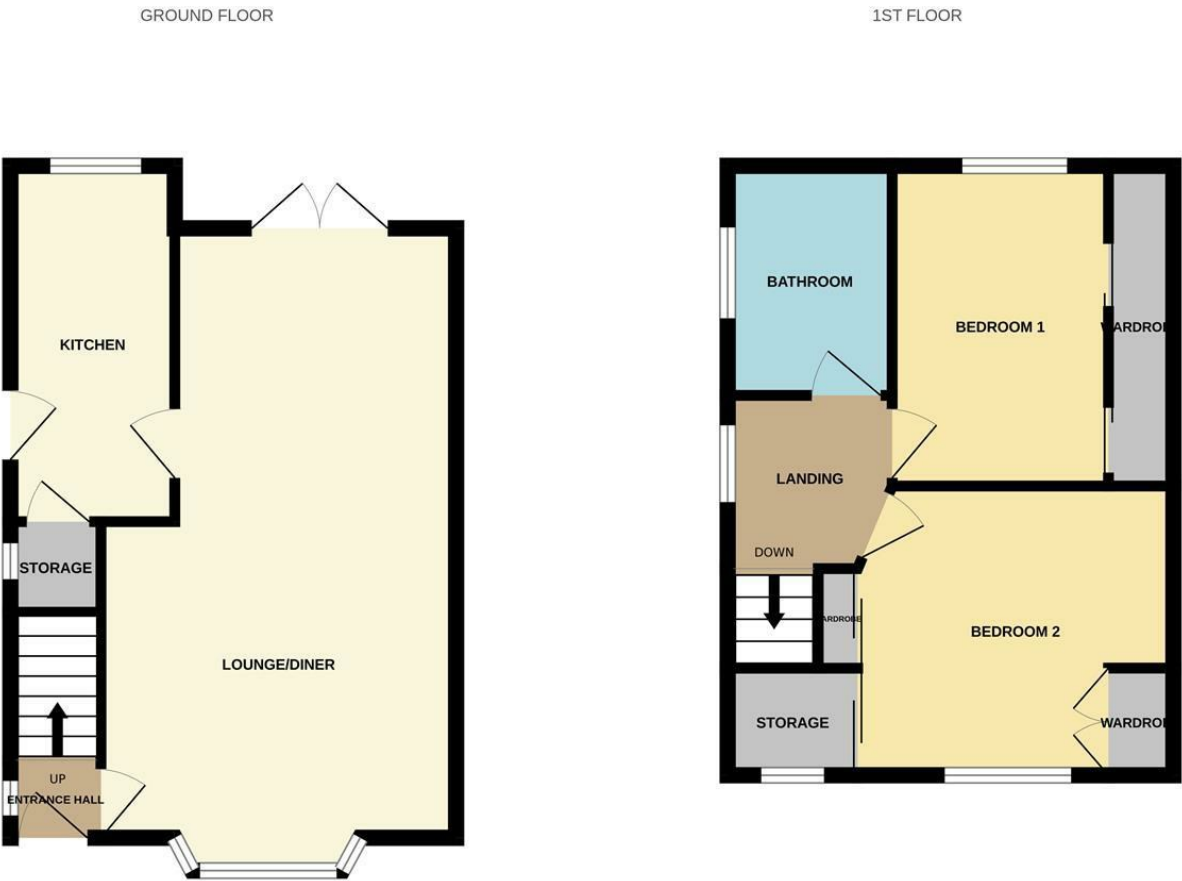
UPVC window to the side aspect. Fitted with a suite comprising bath with mixer tap and waterfall shower above, vanity wash hand basin and low level WC. Vertical radiator and ceiling spotlights.

EXTERIOR

To the front of the property there is a composite gate leading to off road parking and a further composite gate leading down to the side access. Electric charging point. The rear garden is enclosed with artificial lawn and patio with pond. Summer cabana and storage container.



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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