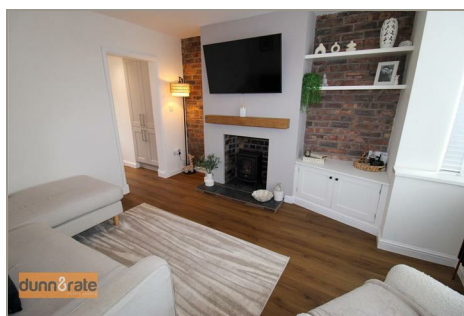




50 Leonard Avenue

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

I present to you a STUNNING semi detached property located in the popular Baddeley Green area. The accommodation comprises a lounge with feature wall, modern fitted kitchen with island and integrated appliances, two double bedrooms and a modern fitted bathroom suite. Externally the property benefits from parking to the front and an enclosed rear garden. Located on Leonard Avenue in Baddeley green, the area is great for schooling, amenities and central bus links. Call today to arrange your viewing as this wont be around for long!

£175,000

50 Leonard Avenue

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



- STUNNING SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- PRIVATE DRIVEWAY
- VERY POPULAR LOCATION
- BEAUTIFUL MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONTEMPORARY BATHROOM SUITE
- PERFECT FIRST TIME BUY
- LOUNGE WITH BRICK FEATURE WALL
- ENCLOSED REAR GARDEN
- VIEWING IS A MUST!

GROUND FLOOR

Entrance Hall

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

Lounge

12'9" x 11'9" (3.89 x 3.59)

UPVC bay window to the front aspect. Electric fireplace and radiator. LVT flooring.

Kitchen

13'2" x 9'8" (4.02 x 2.95)

UPVC windows to the rear aspect, UPVC door to the side aspect. Fitted with a range of wall and base storage units with inset ceramic sink and side drainer. Co ordinating work surface areas. Integrated appliances include electric oven and gas hob with cooker hood above, washing machine, dishwasher and fridge/freezer. Vertical radiator and ceiling spots. LVT flooring.

FIRST FLOOR

Landing

Stairs from the ground floor. Loft hatch access.

Bedroom One

15'0" x 11'1" (4.59 x 3.38)

UPVC windows to the front aspect. Radiator.

Bedroom Two

9'7" x 9'1" (2.93 x 2.77)

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

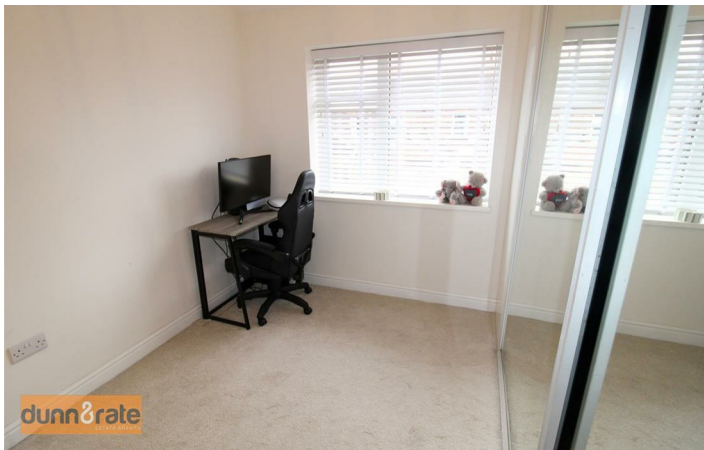
Bathroom

6'0" x 5'4" (1.83 x 1.63)

UPVC privacy window to the rear aspect. Fitted with a suite comprising bath with mixer tap and shower above. Vanity wash hand basin and low level W/C. Partly tiled walls and vertical radiator. Ceiling spotlights.

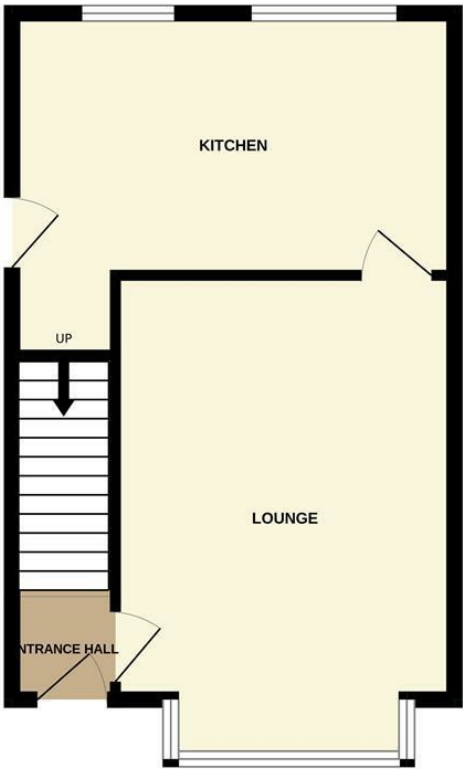
EXTERIOR

To the front of the property there is a gravel driveway and gated access leading down the side of the property. To the rear there is an enclosed garden with laid to lawn and paved patio area.

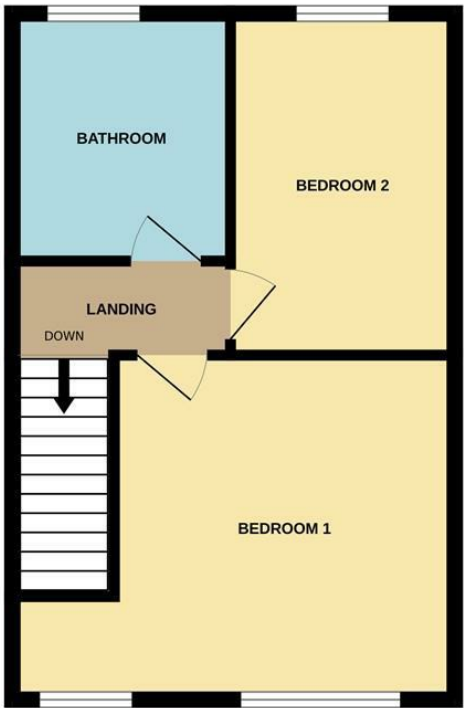


Floor Plan

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 sq.m.) approx.

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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