



## 34 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 to make your home. The accommodation on offer comprises of a large lounge, a fantastic modern fitted kitchen/diner, three good sized bedrooms and a family bathroom. Externally, the property benefits from ample off road parking and a garage. To the rear, the garden is just as impressive, laid to lawn with paved patio areas. Located in the desirable area of Baddeley Green, close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre. Now your property search is complete, all that's left to do is book a viewing!

**£270,000**

# 34 Stoneyfields Avenue

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



- SPACIOUS SEMI DETACHED PROPERTY
- DOWNSTAIRS WC
- SITS ON A GENEROUS PLOT
- EARLY VIEWING A MUST
- LARGE LOUNGE WITH BAY WINDOW
- THREE GOOD SIZED BEDROOMS & SEPARATE LOFT ROOM
- HUGE DRIVEWAY AND DETACHED GARAGE
- MODERN FITTED KITCHEN/DINER
- LARGE FAMILY BATHROOM
- FANTASTIC LANDSCAPED REAR GARDEN

## GROUND FLOOR

### Entrance Porch

6'10" x 2'1" (2.09 x 0.64)

Double doors to the front aspect open into the porch.

### Entrance Hall

14'3" x 6'9" (4.35 x 2.06)

A wooden door opens into the entrance hall, with a single glazed, stained glass window either side. Tiled flooring, under-stair storage cupboard and radiator.

### Lounge

12'1" x 11'9" (3.69 x 3.59)

A double glazed bay window looks out to the front aspect. Radiator.

### Kitchen/Diner

22'9" x 12'10" (6.94 x 3.92)

A double glazed bay window looks out to the side aspect and patio doors lead out into the rear garden. Fitted with a range of wall and base storage units, with composite sink and side drainer and coordinating work surface areas. Freestanding gas range cooker, space for a dishwasher and fridge/freezer. Radiator and plinth heater. Space for a dining table and chairs.

### Rear Hall

4'2" x 2'7" (1.29 x 0.80)

A door leads out to the side aspect.

Door to a storage cupboard with space and plumbing for a washing machine and combi boiler.

### W.C

6'0" x 2'3" (1.85 x 0.71)

A double glazed window looks out to the rear aspect. Fitted with a Low Level WC and wash hand basin. Tiled walls.

## FIRST FLOOR

### First Floor Landing

8'6" x 6'8" (2.60 x 2.05)

Stairs from the ground floor. A double glazed window looks out to the side aspect.

### Bedroom One

12'10" x 10'11" (3.92 x 3.35)

A double glazed window looks out to the rear aspect. Built in wardrobes and dressing area. Radiator.

### Bedroom Two

10'11" x 8'3" (3.33 x 2.53)

A double glazed bay window looks out to the front aspect. Fitted wardrobes, dressing table and under stair storage. Radiator.

### Bedroom Three

6'9" x 6'11" (2.07 x 2.12)

A double glazed window looks out to the front aspect. Radiator.

## Loft Room

14'9" x 14'0" (4.51 x 4.27)

Two Velux windows and fitted storage. Spot lights.

Currently used by the owner as a bedroom but no building regulations are available for the loft conversion.

## Bathroom

8'6" x 7'3" (2.60 x 2.22)

A double glazed window looks out to the rear aspect. Fitted suite comprising of bath, shower cubicle, wash hand basin and Low Level WC. Towel radiator, fully tiled walls and spotlights.

## EXTERIOR

To the front of the property there is a large paved driveway leading to a detached garage and mature shrubs. The rear garden has paved patio areas and laid to lawn with mature shrubs. Shed and greenhouse.

## GARAGE

15'8" x 7'10" (4.79 x 2.41)

Double wooden doors open to the front, fitted with power and lighting.



# 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs 92 plus <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	