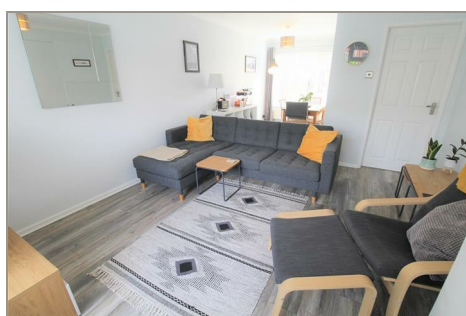




31 Malstone Avenue

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

The longer you wait for something the more you will appreciate it when you get it. Cause anything worth having, is definitely worth waiting for! Well my happy home hunters your wait is finally over, I offer you Malstone Avenue! An immaculate semi detached property in the desirable area of Baddeley Green. Sitting on a sizeable corner plot this spacious family home is lovingly maintained throughout. The accommodation on offer comprises a large lounge/diner, modern fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from off road parking, garage and sweeping lawns to the side and rear of the property which is fully enclosed. Located in the popular area of Baddeley Green close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre and the market town of Leek. The best things in life are worth the wait. Your wait is over, call today to book a viewing to avoid disappointment.

Offers in the region of £229,950

31 Malstone Avenue

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



- IMMACULATE SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN
- OFF ROAD PARKING & GARAGE
- SOLD WITH NO UPWARD CHAIN
- SITTING ON LARGE CORNER PLOT
- THREE BEDROOMS WITH FITTED WARDROBES
- ENCLOSED REAR GARDEN
- GOOD SIZED LOUNGE/DINER
- CONTEMPORARY BATHROOM
- POPULAR LOCATION!!

GROUND FLOOR

Entrance Porch

6'2" x 2'6" (1.89 x 0.77)

A UPVC door to the front aspect and two double glazed windows to the side aspects.

Entrance Hall

4'9" x 4'8" (1.46 x 1.43)

A door to the front aspect and a double glazed window to the side aspect. Radiator and stairs to the first floor.

Lounge/Diner

22'10" x 11'10" (6.98 x 3.62)

Double glazed windows to the front and rear aspect. Two radiators. Television and telephone line. Laminate flooring.

Kitchen

8'9" x 7'8" (2.68 x 2.34)

A double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and gas hob with cooker hood above.

Fridge/freezer. Plumbing for a washing machine and cupboard housing combi boiler. Fan heater. Door to under stair storage cupboard.

FIRST FLOOR

Landing

9'4" x 6'0" (2.85 x 1.83)

A double glazed window to the side aspect. Airing cupboard housing water tank. Stairs from the ground floor.

Bedroom One

12'9" x 8'8" (3.90 x 2.66)

A double glazed window to the rear aspect. Fitted wardrobes and radiator. Loft hatch access.

Bedroom Two

9'5" x 8'9" (2.88 x 2.67)

A double glazed window to the front aspect. Radiator.

Bedroom Three

6'10" x 6'8" (2.09 x 2.04)

A double glazed window to the front aspect. Fitted wardrobes and radiator.

Bathroom

6'3" x 6'0" (1.91 x 1.83)

A double glazed window to the side

aspect. Fitted a suite comprising p-shaped bath with waterfall shower above. Vanity wash hand basin and low level W.C. Fully tiled walls and tiled flooring. Extractor fan and vertical towel rail. Ceiling spotlights.

EXTERIOR

To the front of the property there is paved driveway and gravelled area to allow off road parking. The property sits on a corner plot with mature borders for privacy. There is a lawn to the side and a lawn to the rear with a paved patio area.

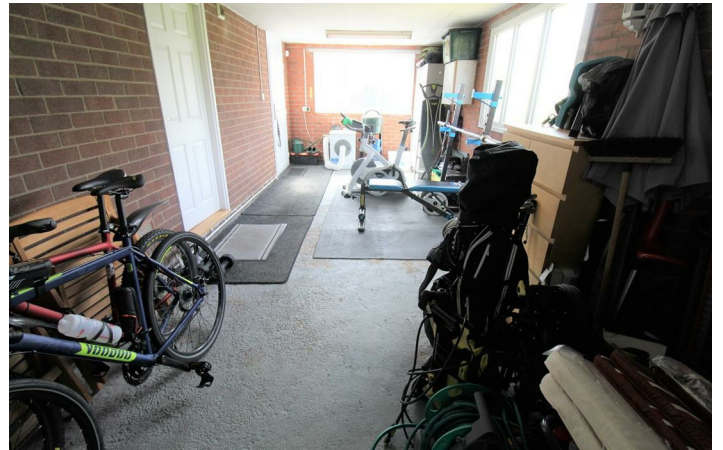
Integral Garage

23'5" x 9'7" (7.15 x 2.94)

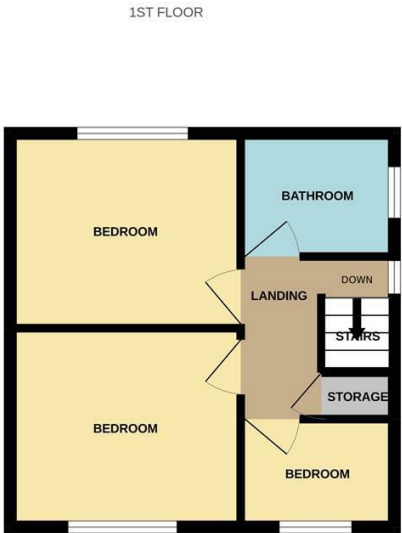
Up and over electric doors to the front aspect and double glazed windows to the side and rear aspect. Power and light.

Council Tax Band

Council Tax Band- B



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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