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ESTATE AGENTS



## 19 Field Avenue

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

We'll forget the sun in his jealous sky as we lie in FIELDS of gold! You will feel like you have hit the jackpot, if you manage to bag yourself this immaculate semi detached property on FIELD Avenue. Situated in one of the areas most sought after locations, these type of houses can be a rarity when coming to the market. The accommodation comprises of a spacious lounge, dining room, modern fitted kitchen, utility/sun room, three fantastic sized bedrooms and family bathroom. Externally the property benefits from ample off road parking and garage. The rear garden is huge and laid mainly to lawn with a paved patio seating area. Sold with no upward chain, it really is the FIELD of dreams! What are you waiting for??? Call to book your viewing today!!!

**£240,000**

# 19 Field Avenue

## Baddeley Green, Stoke-On-Trent, ST2 7AN



- EXTREMELY SPACIOUS SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN
- FAMILY BATHROOM PLUS SHOWER ROOM
- POPULAR LOCATION
- SIZEABLE REAR GARDEN PLOT
- UTILITY/SUN ROOM
- OFF ROAD PARKING & GARAGE
- LOUNGE & DINING ROOM
- THREE FANTASTIC SIZED BEDROOMS
- SOLD WITH NO UPWARD CHAIN

### GROUND FLOOR

#### Entrance Porch

10'5" x 3'2" (3.18 x 0.97)

The property has a double glazed entrance door to the front aspect coupled with double glazed window to the front and side. Tiled flooring.

#### Entrance Hall

9'8" x 6'10" (2.97 x 2.10)

A upvc entrance door leads from the porch. Stairs lead to the first floor with an under stairs storage cupboard. Radiator.

#### Lounge

12'10" x 12'7" (3.93 x 3.86)

A double glazed bay window overlooks the front aspect. Fireplace housing electric fire. Television point and radiator. Sliding glazed doors seperate the living room and dining space.

#### Dining Room

11'10" x 10'9" (3.63 x 3.28)

Double glazed sliding patio doors lead out to the rear aspect. Space for table and chairs and radiator.

#### Kitchen

12'4" x 8'8" (3.78 x 2.66)

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 with integrated appliances including fridge/freezer, microwave, electric oven and gas hob. Radiator.

#### Utility/Sun Room

10'7" x 9'2" (3.24 x 2.81)

Two double glazed windows overlooks the side aspects coupled with a double glazed access door to the rear. Space and plumbing for washing machine. Loft access hatch. Tiled flooring and radiator.

#### Shower Room

7'3" x 2'8" (2.23 x 0.82)

A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit with electric shower, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Radiator.

### FIRST FLOOR

#### First Floor Landing

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

#### Bedroom One

13'3" x 10'9" (4.06 x 3.28)

A double glazed bay window overlooks the front aspect. Fitted with a range of wardrobes and radiator.

#### Bedroom Two

11'11" x 10'9" (3.64 x 3.28)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes and storage cupboards. Radiator.

#### Bedroom Three

8'10" x 8'1" (2.70 x 2.48)

A double glazed window overlooks the rear aspect. Fitted with a wardrobe housing central heating boiler and

storage cupboards above the bed space. Radiator.

#### Bathroom

6'7" x 6'7" (2.02 x 2.01)

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 extractor fan. Ceiling spotlights and ladder style towel radiator.

### EXTERIOR

To the front there is a tarmacadam driveway leading to the entrance and garage coupled with planted border with mature shrubs. To the rear the garden is fully enclosed with a side access gate. The rear is laid with a large lawn with flower bed borders and a paved patio seating area. Garden shed and greenhouse.

#### Garage

Up and over door to the front with a double glazed window and access door to the rear. 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	