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ESTATE AGENTS

33 Leonard Avenue

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

Happy home hunters let me marry you up with this immaculate, semi detached property and you can be like two peas in a pod!! This well maintained and move in ready property on Leonard Avenue is one not to be missed!! Boasting a good sized lounge, modern fitted kitchen/diner, cloakroom, conservatory, three bedrooms and family bathroom. Externally, the property offers off road parking and block paved rear garden. Located in the sought after location of Baddeley Green with no upward chain, what are you waiting for!? Call us to arrange your viewing.

£149,950

33 Leonard Avenue

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

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- BEAUTIFUL SEMI DETACHED PROPERTY
- CONSERVATORY
- LOW MAINTENANCE REAR GARDEN
- SOUGHT AFTER LOCATION
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- OFF ROAD PARKING
- GOOD SIZED LOUNGE
- FAMILY BATHROOM
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

A UPVC door to the front aspect. Radiator and stairs to the first floor.

Lounge

12'7" x 11'8" (3.86 x 3.56)

A double glazed UPVC window to the front aspect. Electric fireplace and radiator. Television point.

Kitchen/Diner

14'6" x 11'8" (4.42 x 3.56)

A double glazed UPVC window to the side aspect and double glazed UPVC double doors to the rear aspect. Fitted with a range of wall and base storage units and inset stainless steel sink and side drainer with mixer tap. Co ordinating work surface areas. Integrated appliances include electric oven and electric hob with cooker hood above. Space for a fridge/freezer. Combi boiler and two radiators. Ceiling spotlights and door to under stair storage, provides plumbing for a washing machine.

Rear Entrance Hall

4'9" x 2'8" (1.46 x 0.83)

A UPVC door to the side aspect. Radiator.

Cloakroom

4'5" x 2'6" (1.35 x 0.78)

A double glazed UPVC window to the rear aspect. Low level W.C. Radiator.

Conservatory

11'4" x 7'7" (3.47 x 2.33)

A UPVC construction with double glazed windows to the rear and side and door to the side aspect. Power.

FIRST FLOOR

Landing

a double glazed window to the side aspect. Stairs from the ground floor.

Bedroom One

11'0" x 9'5" (3.37 x 2.88)

A double glazed window to the rear aspect. Radiator.

Bedroom Two

11'1" x 8'2" (3.39 x 2.49)

A double glazed window to the front aspect. Radiator.

Bedroom Three

7'8" x 6'5" (2.36 x 1.97)

A double glazed window to the front aspect. Radiator and storage cupboard.

Bathroom

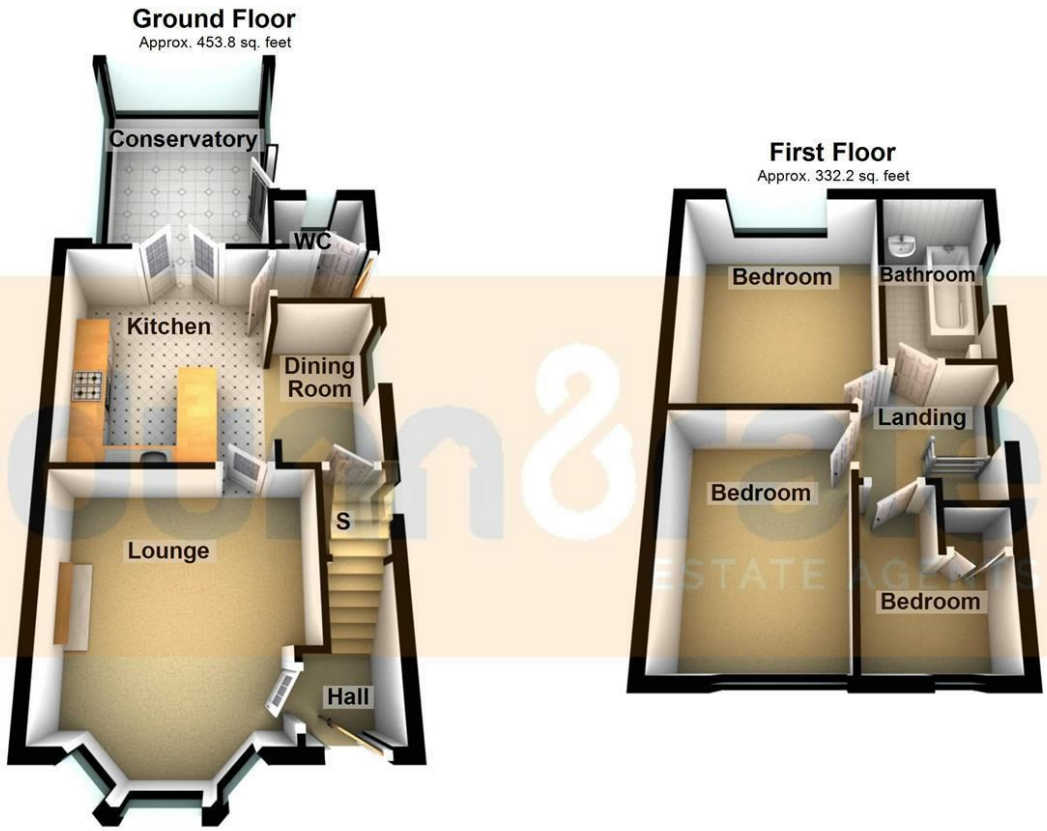
8'1" x 5'1" (2.47 x 1.56)

A double glazed window to the side aspect. Fitted with a suite comprising bath with mixer tap and shower over head. Vanity wash hand basin and low level W.C. Fully tiled walls and radiator. Loft hatch access.

EXTERIOR

To the front of the property there is a block paved driveway and path leading to the rear of the property. The rear of the property is block paved and fully enclosed.

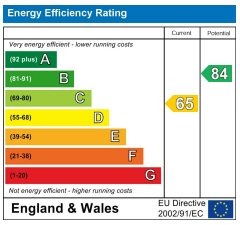
Floor Plan

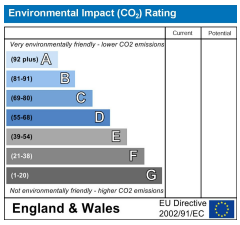


Total area: approx. 786.1 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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