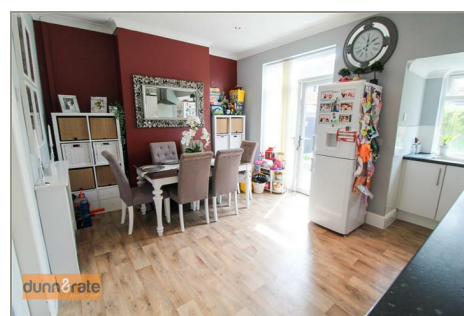
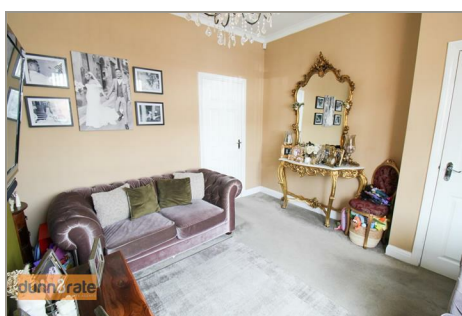
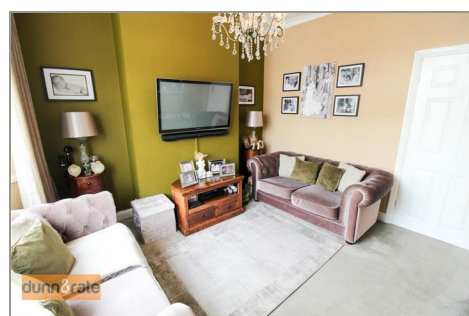




9 Leonard Avenue

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, two double bedrooms and a family bathroom. Externally, the property offers off road parking to the front and a fully enclosed landscaped rear garden. Located in the sought after area of Baddeley Green, close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre. What are you waiting for!? Call us to arrange your viewing.

Offers in excess of £160,000

9 Leonard Avenue

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



- IMMACULATE SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- FULLY ENCLOSED LANDSCAPED REAR GARDEN
- LOUNGE
- FAMILY BATHROOM
- POPULAR LOCATION
- MODERN FITTED KITCHEN/DINER
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

3'11" x 3'4" (1.20 x 1.02)

The property has double entrance door to the front aspect. Radiator. Stairs leading to the first floor.

Lounge

12'6" x 11'8" (3.82 x 3.57)

A double glazed bay window overlooks the front aspect. Television point and radiator.

Kitchen/Diner

14'11" x 11'8" (4.57 x 3.57)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors leading out to the rear garden. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls.

Integrated electric cooker with gas hob over and cooker hood above.

Space and plumbing for washing machine and fridge/freezer. Under stairs storage cupboard housing central heating boiler. Ceiling spotlights and space for table and chairs.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

11'7" x 10'11" (3.55 x 3.35)

A double glazed window overlooks the front aspect. Radiator.

W.C

3'10" x 2'9" (1.18 x 0.85)

A double glazed window overlooks the front aspect. Fitted with a low level W.C and wash hand basin with tiled splashback. Extractor fan.

Bedroom Two

11'0" x 9'6" (3.37 x 2.91)

A double glazed window overlooks the rear aspect. Radiator.

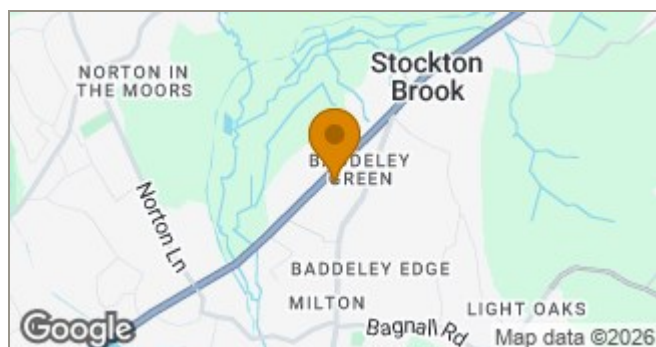
Bathroom

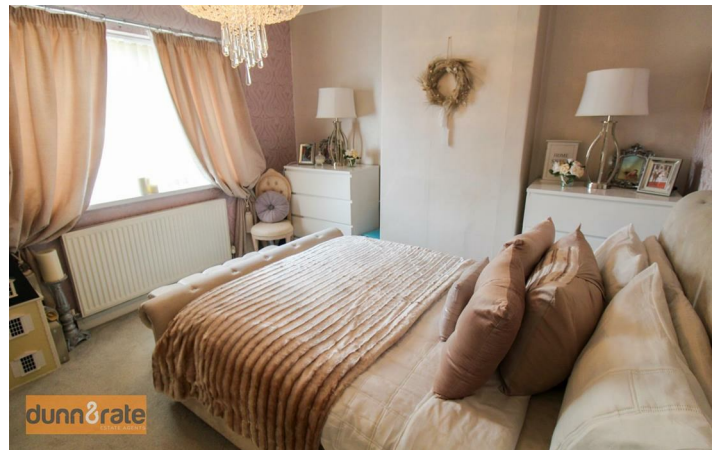
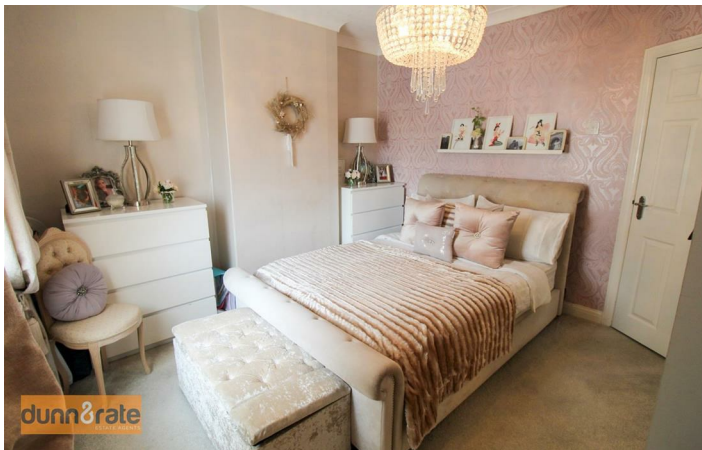
7'11" x 4'9" (2.43 x 1.46)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and ceiling spotlights. Radiator and extractor fan. Loft access hatch.

EXTERIOR

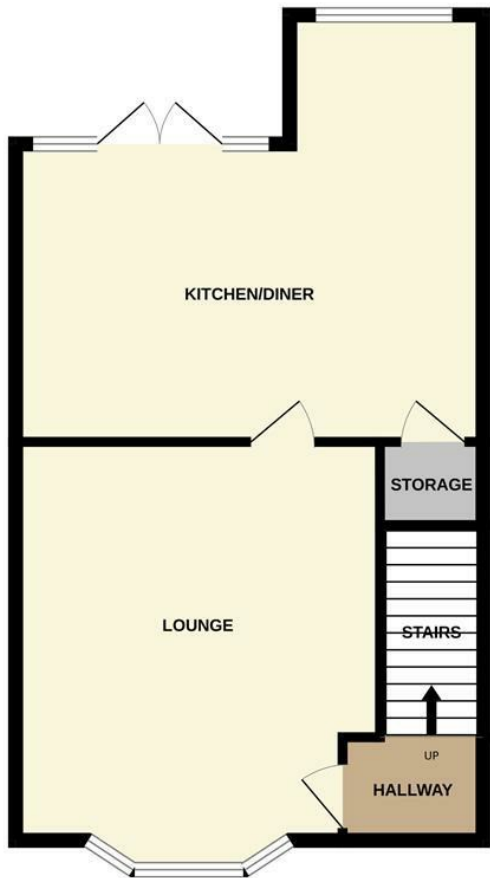
To the front there is a paved driveway. To the rear the garden is fully enclosed and landscaped, laid with a decked seating area and artificial lawn. Enclosed by panelled fencing and flower bed borders.



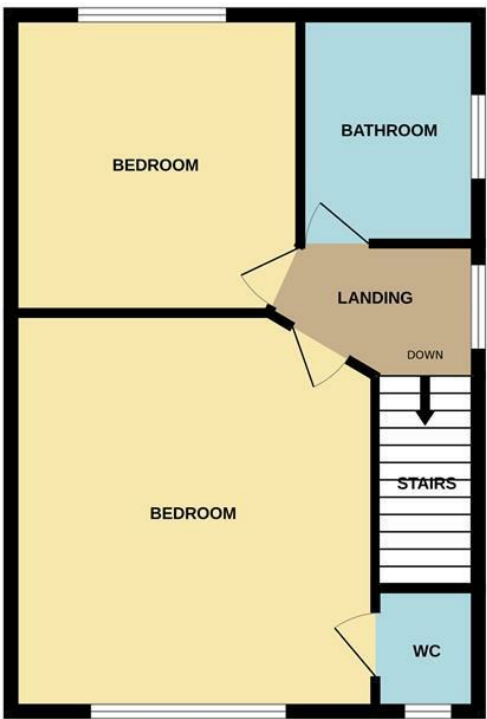


Floor Plan

GROUND FLOOR



1ST FLOOR



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