



40 Clive Avenue

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

Welcome to your new address! Turn the key and walk through the door, this house on Clive Avenue in Baddeley Green will be all you want and more! Stunningly presented throughout and maintained to the highest of standards, this spacious semi detached home will definitely make your dreams become a reality. The accommodation on offer comprises, a welcoming entrance hall with downstairs cloakroom/utility room, side entrance porch, lounge with bay window, modern fitted kitchen with appliances and a conservatory leading out onto the rear garden. To the first floor, you will find three good-sized bedrooms and a modern family bathroom. Externally, the property has off road parking to the front with a fully enclosed rear garden, with a paved patio seating area and shed. So dont delay, call and book your viewing today!

£225,000

40 Clive Avenue

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- IMMACULATE SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN
- THREE BEDROOMS WITH WARDROBES
- PAVED DRIVEWAY FOR PARKING
- SIDE PORCH ENTRANCE WITH STORAGE
- UTILITY ROOM WITH WC
- MODERN FITTED BATHROOM
- LOUNGE WITH BAY WINDOW
- CONSERVATORY
- FULLY ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

12'7" x 6'8" (3.84 x 2.05)

A UPVC door opens to the front aspect and a window looks out to the side and into the side porch. Stairs to the first floor and radiator.

Side Entrance Porch

10'11" x 4'0" (3.35 x 1.22)

A UPVC door opens to the front and rear and windows look out to the side, front and rear aspect. Fitted with base storage cupboards.

Lounge

12'2" x 11'1" (3.72 x 3.40)

A UPVC bay window looks out to the front aspect, TV point and radiator.

Utility Room/WC

6'7" x 6'1" (2.02 x 1.87)

A UPVC window looks out to the side aspect. Fitted with a range of wall and base storage units, coordinating work surface areas and inset stainless steel sink and drainer. Low Level WC, space and plumbing for a washing machine, partly tiled walls and towel radiator.

Kitchen

10'2" x 10'2" (3.10 x 3.10)

A UPVC door and window look out

into the conservatory. Fitted with a range of wall and base storage units, inset stainless steel sink and drainer and coordinating work surface areas. Integrated appliances include, electric double oven, electric hob with extractor above, microwave, dishwasher and fridge/freezer. Partly tiled walls and radiator.

Conservatory

11'1" x 10'11" (3.38 x 3.33)

UPVC construction, with windows to the rear and side aspect. Patio doors open to the rear garden, Fitted Sanderson blinds and radiator.

FIRST FLOOR

First Floor Landing

6'6" x 5'9" (1.99 x 1.77)

Stairs from the ground floor. A UPVC window looks out the side aspect.

Bedroom One

12'2" x 9'0" (3.72 x 2.76)

A UPVC window looks out to the front aspect. Fitted wardrobes and radiator.

Bedroom Two

11'1" x 9'5" (3.40 x 2.88)

A UPVC window looks out to the rear aspect. Free standing wardrobe and radiator. Loft access hatch.

Bedroom Three

8'7" x 5'10" (2.64 x 1.78)

A UPVC window looks out to the front aspect. Fitted with a built in wardrobe and desk. Radiator.

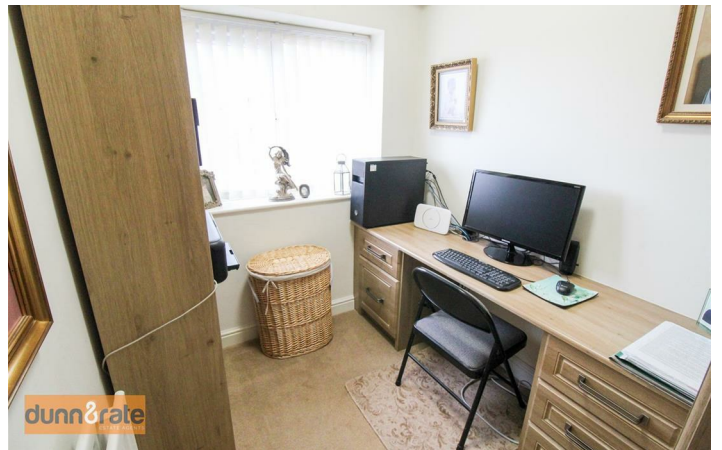
Bathroom

6'8" x 5'11" (2.04 x 1.81)

A UPVC window looks out to the rear aspect. Fitted suite comprising of bath with shower over head, Low Level WC and wash hand basin. Fully tiled walls, extractor fan and towel radiator.

Exterior

To the front of the property there is a paved driveway, with decorative stone and plants. The rear garden is fully enclosed, with paved patio and raised flower beds. Shed fitted with electric.



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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