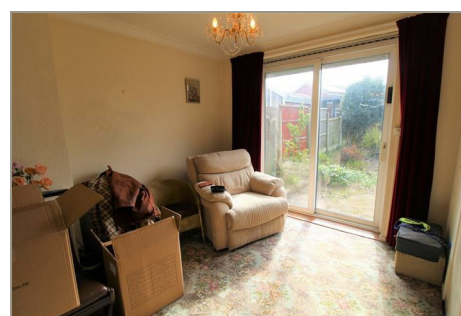




12 Field Avenue

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

Plant your seeds, water it well and watch it grow into the FIELD of your dreams! Its time to harvest your FIELD as I have on offer a spacious semi detached property on FIELD Avenue in need of some new growth and creativity. Located in the extremely sought after area of Baddeley Green this semi detached property is sold with no upward chain and comprises a large lounge/diner, fitted kitchen, two double bedrooms and family bathroom. Externally the property benefits from off road parking, carport and garage and to the rear the garden is laid to paving with a large greenhouse and pond. Enclosed with panelled fencing and side access gate. Situated in Baddeley Green close to excellent schooling, local amenities, canal towpaths and commuter links to the main town centre. Plant your seeds here and watch it grow into the FIELD of your dreams! Call today to book a viewing.

£149,950

12 Field Avenue

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



- SPACIOUS SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- CARPORT & GARAGE
- NO UPWARD CHAIN

- LOUNGE/DINER
- BATHROOM
- LARGE REAR GARDEN

- FITTED KITCHEN
- OFF ROAD PARKING
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

7'6" x 6'2" (2.29 x 1.90)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the side. Cloaks storage cupboard. Stairs to the first floor. Radiator.

Lounge/Diner

22'2" x 10'8" (6.76 x 3.27)

A double glazed bay window overlooks the front aspect and double glazed sliding patio doors lead out to the rear garden. Fireplace housing open fire. Two radiators.

Kitchen

8'3" x 8'0" (2.53 x 2.46)

A double glazed window overlooks the rear aspect coupled with a double glazed door leading out to the side aspect. Fitted with a range of wall and base storage units with inset Asterite sink unit and side drainer, coordinating work surface areas and partly tiled walls. Electric cooker point

and cooker hood. Space and plumbing for washing machine and fridge/freezer. Under stairs storage cupboard with a double glazed window to the side aspect. Radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch (please note the boiler is located in the loft space).

Bedroom One

14'2" x 8'9" (4.32 x 2.67)

A double glazed window overlooks the front aspect. Fitted wardrobe and radiator.

Bedroom Two

10'10" x 10'4" (3.32 x 3.17)

A double glazed window overlooks the rear aspect. Fitted wardrobes with drawers and a storage cupboard housing hot water cylinder. Radiator.

Bathroom

6'2" x 5'5" (1.89 x 1.67)

A double glazed window overlooks

the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Radiator.

EXTERIOR

To the front the property has a driveway leading to a car port and shrub and flower bed borders. To the side of the property there is a car port with a roller door leading to the detached garage and side brick built storage cupboard. To the rear the garden has a paved patio area, large greenhouse, pond, mature shrubs and flower beds. Enclosed by panelled fencing and side access date.

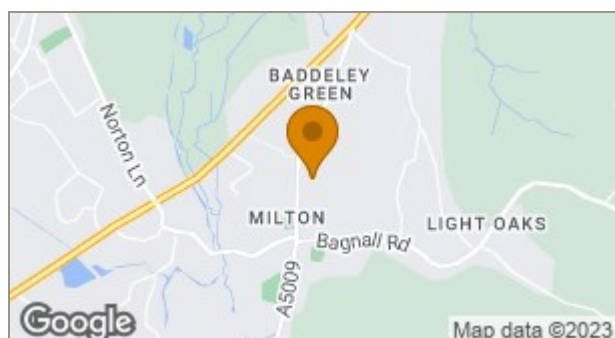
Garage

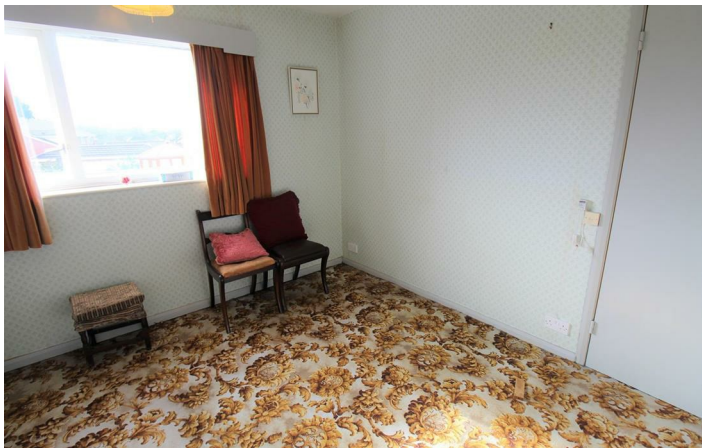
Up and over door with window to the side and wooden access door.

Council Tax Band

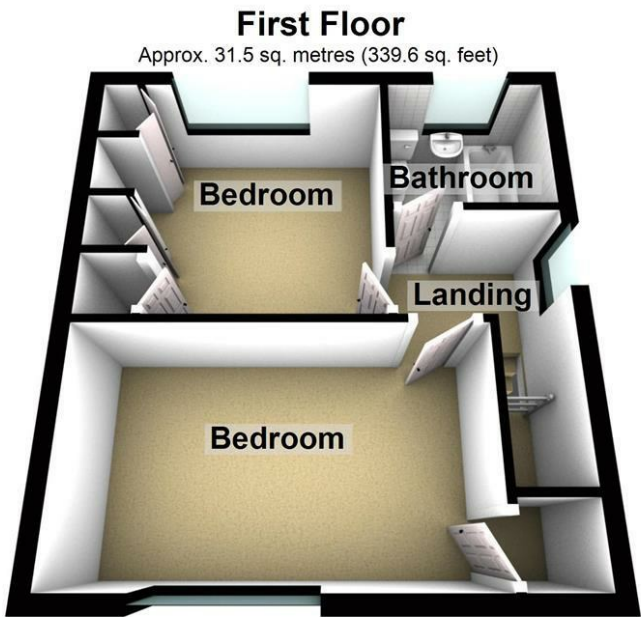
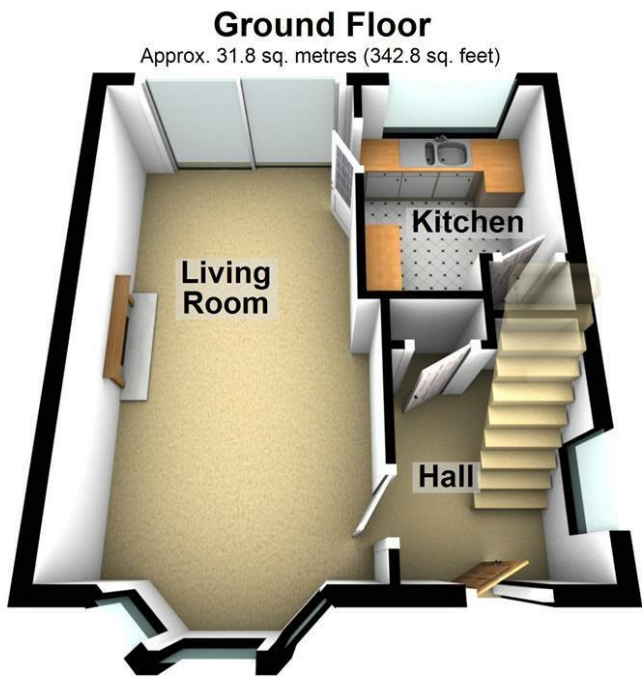
Council Tax Band B.

Purchaser should seek confirmation prior to completion





Floor Plan



Total area: approx. 63.4 sq. metres (682.3 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.

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	