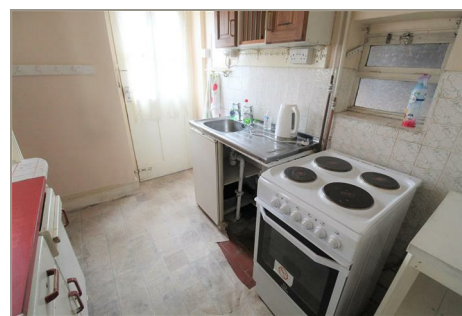




12 Leonard Avenue

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

SHHHhhh you wont want this secret to come out! LOCK it down while you can, this opportunity wont be around for long. Located in Baddeley Green this property is perfect for anyone looking for a project. Comprising lounge/diner, kitchen, sun room and cloakroom. The first floor has three bedrooms and bathroom. Externally the property has a front courtyard with a shared access down the side and an enclosed rear garden. Now you know what you are missing out on arrange your viewing while you can.

£110,000

12 Leonard Avenue

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



- MID TOWN HOUSE LOCATED • GOOD SIZED LOUNGE/DINER • KITCHEN AND SUN ROOM IN BADDELEY GREEN
- CLOAKROOM
- THREE BEDROOMS
- BATHROOM SUITE
- ENCLOSED REAR GARDEN
- PERFECT FOR A FIRST TIME BUYER LOOKING FOR A PROJECT
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

A door to the front aspect. Stairs to the first floor.

Lounge/Diner

21'3" x 11'10" (6.49 x 3.61)

Windows to the front and rear aspect. Door to under stair storage cupboard.

Kitchen

9'10" x 6'1" (3.00 x 1.87)

A window to the rear aspect. Door to the rear aspect. Wall and base storage units, stainless steel sink and side drainer with work surface areas. Space for an electric cooker and plumbing for a washing machine. Space for fridge/freezer.

Sun Room

11'1" x 5'1" (3.38 x 1.55)

Windows to the rear and side aspect and a door to the rear aspect.

Cloakroom

3'3", 16'7"3" x 2'6" (1.51 x 0.78)

A window to the side aspect. Low level W.C.

FIRST FLOOR

Landing

Stairs from the ground floor.

Bedroom One

11'9" x 11'9" (3.60 x 3.59)

A UPVC window to the front aspect.

Bedroom Two

8'11" x 8'10" (2.74 x 2.71)

A UPVC window to the rear aspect. Fitted wardrobes.

Bedroom Three

11'10" x 6'5" (3.63 x 1.96)

A UPVC window to the front aspect. Loft hatch access.

Bathroom

5'11" x 5'4" (1.81 x 1.63)

A UPVC window to the rear aspect. Fitted with a suite comprising shower cubicle, vanity wash hand basin and low level W.C. Electric vertical towel rail.

EXTERIOR

The front of the property has a paved courtyard. The rear is paved and slated with two out buildings. There is a gate down the side allowing shared access.

Council Tax Band

Council Tax Band- A.

Purchaser should seek confirmation prior to completion

Agents Notes

Property currently has no gas central heating.



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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