



## 9 Weybourne Avenue

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

They say the best journey always takes you home! So let me give you the directions, pop it in sat nav and head on over to Weybourne Avenue where home awaits! This delightful detached bungalow nestled away at the end of a quiet cul-de-sac has beautiful open views to the side and sold with no upward chain. Lovingly maintained throughout the accommodation on offer comprises a large lounge, modern fitted kitchen, two bedrooms both with fitted wardrobes and bathroom. Externally the property benefits from off road parking and a detached garage. To the rear the property is low maintenance and laid with lawn and a paved patio seating area. Located in the popular area of Baddeley Green, within walking distance to local amenities, canal towpaths and commuter links. There is no better feeling than coming home, so make sure you reside here.

**Asking price £200,000**

# 9 Weybourne Avenue

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



- IMMACULATLY PRESENTED DETACHED BUNGALOW
- MODERN FITTED KITCHEN
- DRIVEWAY & DETACHED GARAGE
- NO UPWARD CHAIN
- BEAUTIFULLY POSITIONED AT THE END OF A CUL-DE-SAC
- TWO BEDROOMS WITH FITTED WARDROBES
- LOW MAINTENANCE REAR GARDEN WITH OPEN VIEWS
- LARGE LOUNGE
- CONTEMPORARY BATHROOM
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Hall

9'9" x 8'8" (2.99 x 2.66)

The property has a double glazed entrance door to the side aspect. Airing cupboard housing hot water cylinder. Loft access hatch.

### Lounge

17'1" x 10'3" (5.21 x 3.14)

A double glazed window overlooks the front aspect. Fireplace housing gas fire. Television point and radiator.

### Kitchen

10'9" x 8'8" (3.29 x 2.66)

A double glazed window overlooks the front aspect.

Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and wall mounted central heating boiler. Integrated electric oven and hob with cooker hood above, fridge/freezer and space and plumbing for washing machine. Radiator.

### Bedroom One

12'2" x 10'3" (3.71 x 3.14)

A double glazed window overlooks the rear aspect. Fitted wardrobes and radiator.

### Bedroom Two

8'8" x 8'0" (2.65 x 2.44)

A double glazed window

overlooks the rear aspect. Fitted wardrobes and radiator.

### Bathroom

6'5" x 5'2" (1.98 x 1.60)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Radiator.

## EXTERIOR

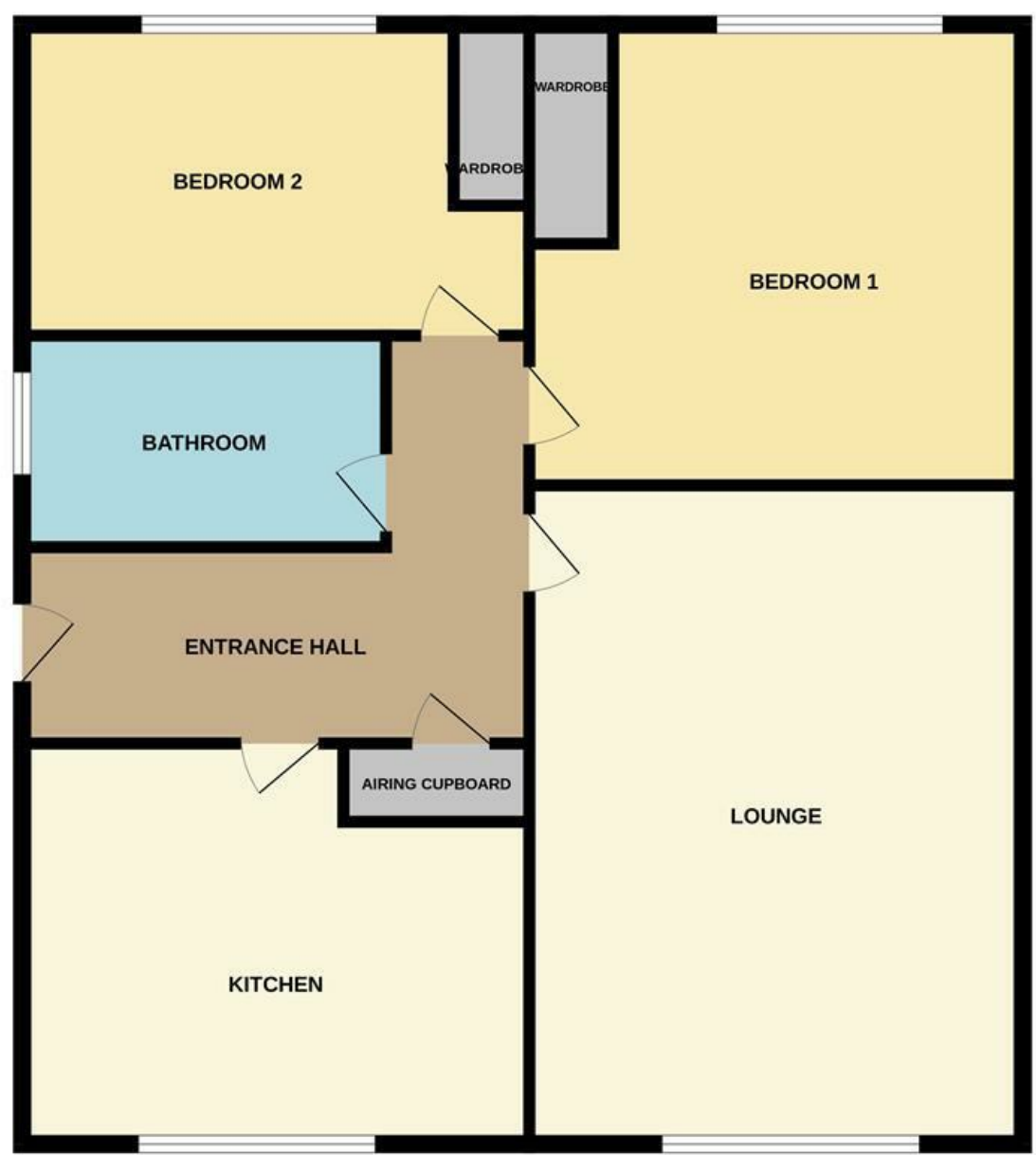
To the front there is a paved driveway leading down the side of the property and the frontage is finished with mature shrubbery bed. To the rear the garden is low maintenance with a large paved patio area and lawn, with panelled fencing.





Floor Plan

GROUND 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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