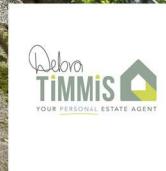


Leonard Avenue Baddeley Green Stoke-On-Trent ST2 7HW



Offers In Excess Of £160,000

A FABULOUS TOWN HOUSE in Leonard Avenue -
This 2 BEDROOM HOME could be the one for you -
A HIGH SPECIFICATION starts as you enter the door -
a BEAUTIFUL HOME you will adore -
a WELL FITTED breakfast kitchen for you to entertain -
and a LOVELY GARDEN easy to maintain -
OFF ROAD PARKING for your car -
Local shops and amenities not very far -
for one lucky buyer this home would be -
contact DEBRA TIMMIS ESTATE AGENTS & book to see

Entrance Hallway

With Upvc door to the front aspect. Radiator. Stairs off to the first floor.

Lounge

13'0" x 11'8" into alcove (3.98 x 3.57 into alcove)

Double glazed box window to the front aspect.

Feature surround housing electric fire. Radiator.

Breakfast Kitchen

15'1" max narrowing to 10'0" x 9'7" (4.60 max narrowing to 3.05 x 2.94)

Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Truly beautifully presented fitted kitchen with a range of contemporary wall and base units, integrated appliances fridge/freezer, microwave, electric hob and built-in oven. Inset sink, mixer tap. Part tiled splash backs. Plumbing for automatic washing machine. Useful storage cupboard housing gas central heating boiler. Radiator. Space for breakfast table. Inset ceiling spot lights. Double glazed patio door with access into the lean to.



Lean To

12'4" x 4'7" (3.77 x 1.40)

Double glazed windows and Upvc door to the side aspect. Electric heater. Access to the WC.

Separate WC

With low level WC and wash hand basin. Water heater.

First Floor

Landing

Bedroom One

14'10" narrowing 11'7" x 11'2" (4.53 narrowing 3.54 x 3.41)

Two double glazed windows. Radiator.



Bedroom Two

9'9" x 9'2" (2.98 x 2.80)

Double glazed window, Radiator. Built-in wardrobe.



Bathroom

6'1" x 5'2" (1.86 x 1.58)

Modern suite comprises, panelled bath with mains shower over, combination vanity wash hand basin and WC. Tiled walls. Heated towel rail. Double glazed window.

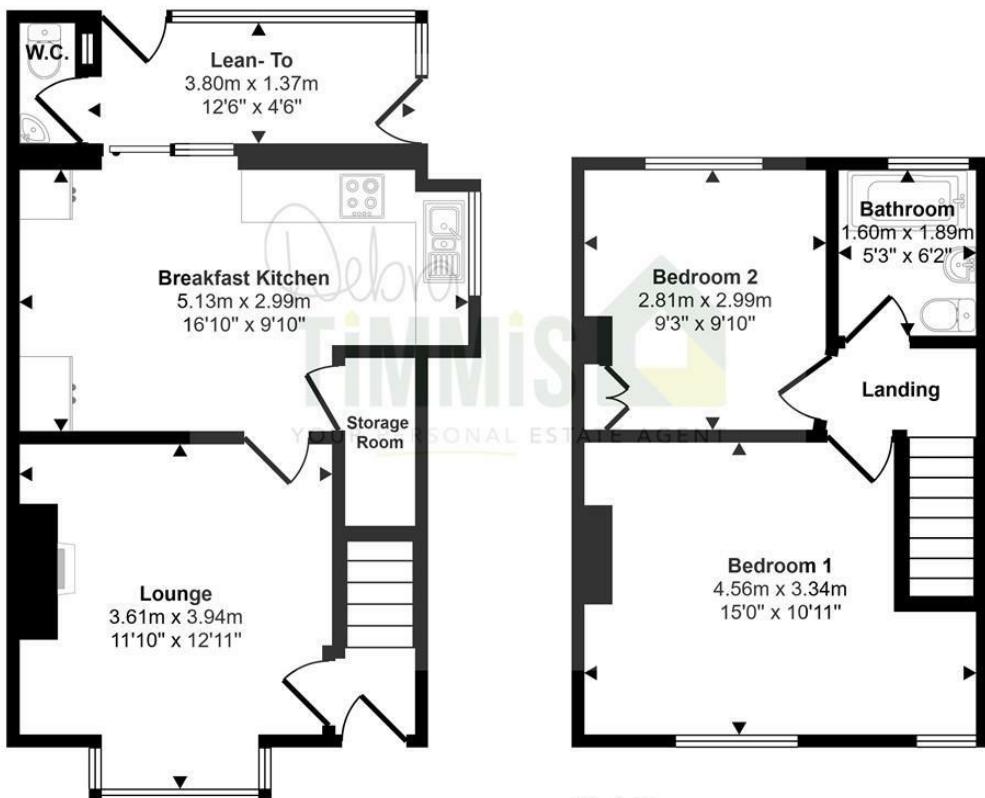


Externally

Low maintenance frontage. Off road parking. Side access to the rear garden. Paved rear garden with feature beds.



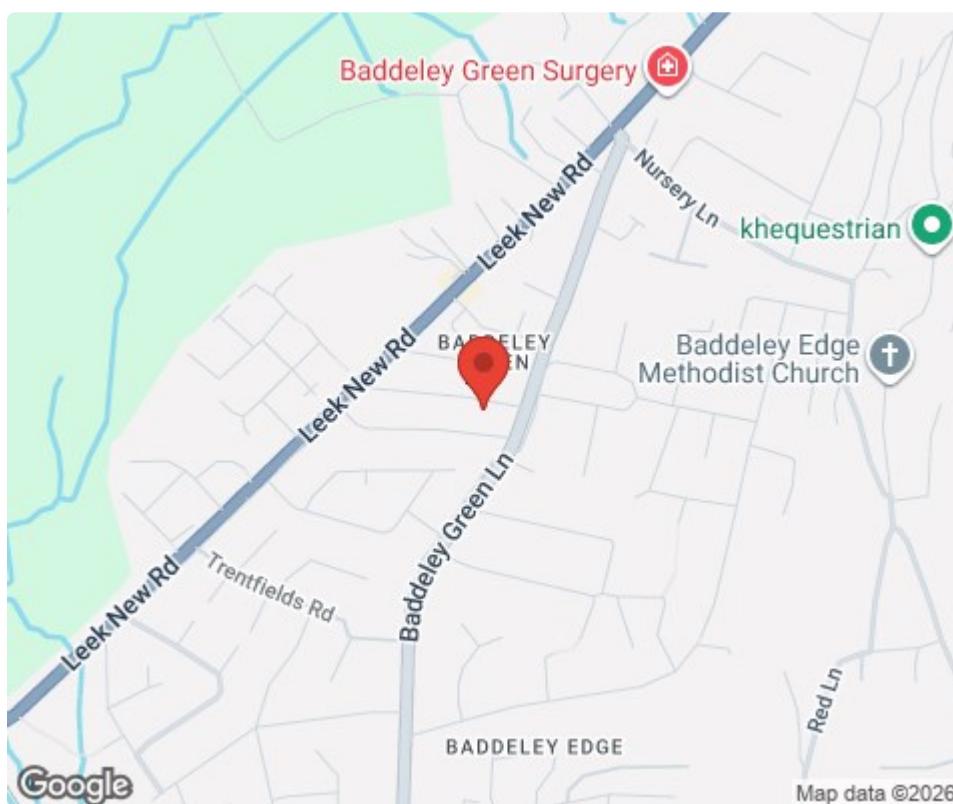
Approx Gross Internal Area
68 sq m / 737 sq ft



Ground Floor
Approx 39 sq m / 423 sq ft

First Floor
Approx 29 sq m / 314 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	61
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC