

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



Offers In The Region Of £169,950

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

A STUNNING TOWN HOUSE in Leonard Avenue -
This THREE 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 KITCHEN/DINER 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

Nestled in the sought-after area of Baddeley Green, this stunning and stylish mid-townhouse on Leonard Avenue is a true gem. Upon entering, you are welcomed by a charming entrance lobby that leads into a cosy lounge, perfect for relaxation and entertaining guests. The heart of the home is undoubtedly the beautifully fitted kitchen/diner, which boasts open access into a delightful conservatory, creating a bright and airy space ideal for family meals or morning coffee.

This property features three bedrooms, providing ample space for a growing family or those seeking a home office. The stylish shower room adds a modern touch, ensuring convenience and comfort for all residents. Additional benefits include double glazing and central heating, which enhance energy efficiency and warmth throughout the seasons. Outside, you will find parking to the front aspect and an enclosed rear garden, offering a private outdoor space for leisure and recreation.

This townhouse is situated in a popular location, making it an attractive option for both first-time buyers and families alike. Viewing is highly recommended to fully appreciate the charm and quality this property has to offer. Don't miss the opportunity to make this lovely house your new home.

Entrance Lobby

Welcomed by the composite door to the front aspect. Stairs off to the first floor. Access into the lounge.

Lounge

12'11" into box window x 11'6" into alcove (3.95 into box window x 3.51 into alcove)

Double glazed box window to the front aspect with fitted window shutter. Radiator. Coving to ceiling. Useful storage cupboard.

Kitchen/Diner

13'5" to cb x 9'8" (4.09 to cb x 2.97)

Beautifully fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Integral fridge/freezer. Inset sink with single drainer, mixer tap. Part tiled splash backs. Plumbing for automatic washing machine. Inset ceiling spot lights. Space for breakfast table. Tiled floor. Radiator. Open access into the conservatory.



Conservatory

10'2" x 9'10" (3.12 x 3.02)

Double glazed windows and double glazed French doors with access into the rear garden. Tiled floor.



First Floor

Landing

With radiator.

Bedroom One

11'0" x 10'7" to cb (3.36 x 3.24 to cb)

Double glazed window to the front aspect. Radiator. Built-in wardrobes/storage.



Bedroom Two

Double glazed window. Radiator. Cupboard housing gas central boiler. Inset ceiling spot lights.

Bedroom Three

6'4" x 5'10" plus recess (1.95 x 1.78 plus recess)

Double glazed window to the front aspect. Radiator. Loft access with useful storage area.

Shower Room

5'8" x 5'2" (1.75 x 1.58)

Stunning suite comprises, walk in shower with waterfall shower head, vanity wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window. Inset ceiling spot lights.



Externally

Tarmacadam frontage suitable for off road parking. Electric car charger point. Shared side access the rear garden. Enclosed rear garden with lawn and a generous decked patio/seating area.



Approx Gross Internal Area
74 sq m / 799 sq ft



Ground Floor
Approx 40 sq m / 426 sq ft

First Floor
Approx 35 sq m / 374 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		87
(81-91) B		
(69-80) C	69	
(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

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.