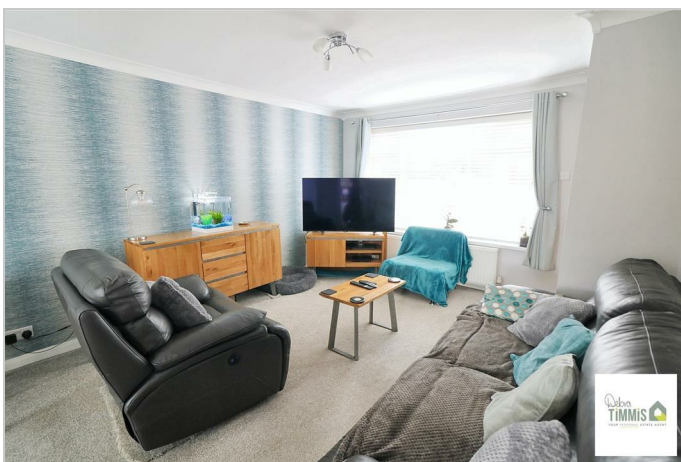


Malstone Avenue Baddeley Green Stoke-On-Trent ST2 7NN



Offers In The Region Of £195,000

Malstone Avenue, Baddeley Green, Stoke-On-Trent, ST2 7NN

A Stunning semi detached house in Malstone 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 presented kitchen and lounge/diner for you to entertain -
and a LOVELY GARDEN easy to maintain -
Garage & 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

Located in the sought-after area of Baddeley Green, this beautifully presented semi-detached house on Malstone Avenue offers a perfect blend of comfort and convenience. The property boasts an inviting entrance hallway that leads into a spacious open-plan lounge and dining area, ideal for both relaxation and entertaining. The well-appointed fitted kitchen is a delight for any home cook, providing a functional space to prepare meals. This charming residence features three bedrooms, ensuring ample space for family living or guests. The modern bathroom is tastefully designed, adding to the overall appeal of the home. With double glazing and central heating throughout, you can enjoy a warm and inviting atmosphere all year round.

Outside, the property benefits from ample off-road parking, making it easy for you and your guests. A good-sized garage offers additional storage or workshop space, while the beautifully maintained rear garden provides a tranquil retreat for outdoor enjoyment.

Situated close to local schools and amenities, this home is perfect for families and professionals alike. With its attractive features and prime location, this semi-detached house is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

Entrance Hallway

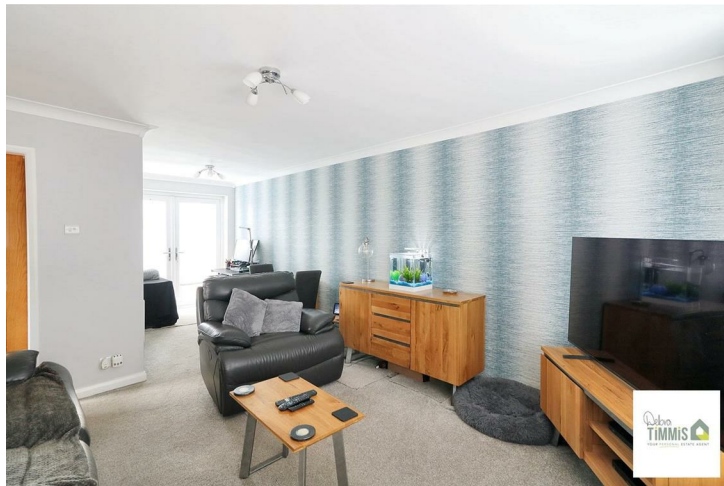
Composite door and double glazed window to the front aspect. Stairs off to the first floor. Radiator.

Open-Plan Lounge/Diner

Lounge Area

13'1" x 11'9" (4.00 x 3.59)

Double glazed window to the front aspect. Radiator.



Dining Area

9'1" x 6'7" (2.78 x 2.02)

Double glazed French doors with access into the rear garden. Radiator.

Kitchen

8'7" x 7'9" (2.64 x 2.38)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. integrated fridge/freezer. Inset sink with mixer tap. Part tiled splash backs. Four ring gas hob, extractor above and built-in oven. Plumbing for automatic washing machine. Double glazed window to the rear aspect. Composite door to the side aspect. Useful storage cupboard.

First Floor

Landing

Double glazed window to the side aspect.

Bedroom One

10'9" to robe x 8'7" (3.28 to robe x 2.63)

Double glazed window to the rear aspect. Radiator. Built-in wardrobes.



Bedroom Two

9'4" x 7'6" (2.86 x 2.29)

Double glazed window to the front aspect. Radiator.

Bedroom Three

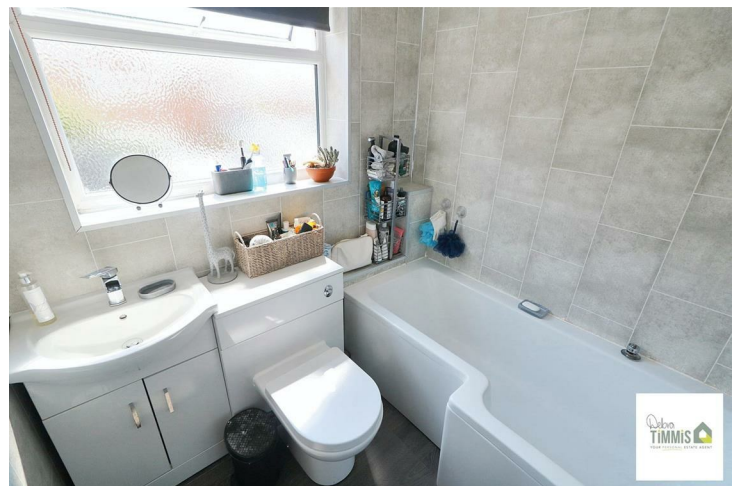
7'2" x 6'4" (2.19 x 1.94)

Double glazed window to the front aspect. Radiator.

Bathroom

6'5" x 6'0" (1.96 x 1.84)

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



Externally

Low maintenance block paved frontage and driveway providing ample off road parking. Enclosed rear garden with patio/seating area and artificial lawn garden.



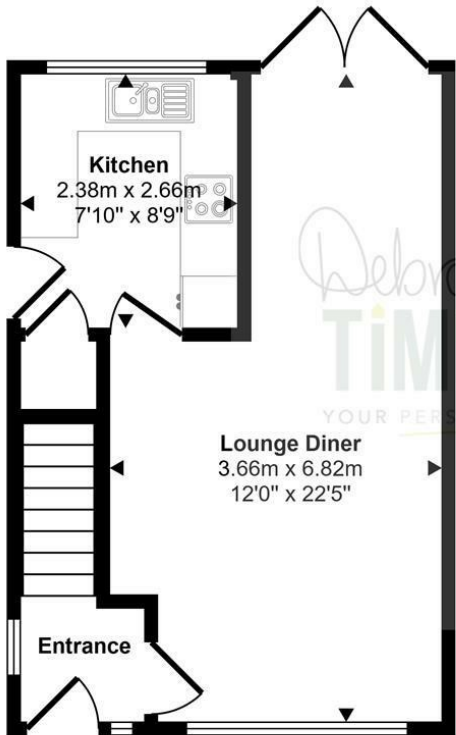
Garage

16'9" x 13'5" (5.12 x 4.10)

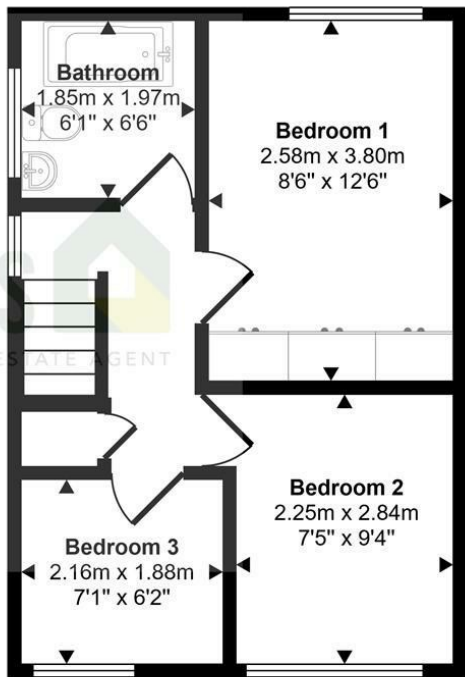
Electric door. Double glazed window and door to the side aspect. Power and light.



Approx Gross Internal Area
62 sq m / 666 sq ft



Ground Floor
Approx 31 sq m / 331 sq ft



First Floor
Approx 31 sq m / 335 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: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.