

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



**Offers In Excess Of £135,000**

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

A FABULOUS SEMI in Leonard Avenue -  
This TWO BEDROOM HOME could be the one for you -  
A HIGH SPECIFICATION starts as you enter the door -  
a BEAUTIFUL HOME you will adore -  
a 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

We're delighted to be bringing to the market this beautifully presented, semi detached house in the much sought after location of "Baddeley Green. This is a fantastic home needs to be seen to be truly appreciated. Modern and neutral throughout, it's move in ready, plus with a spacious lounge, kitchen/diner, WC, two bedrooms, contemporary shower room, it has plenty to boast about. Externally, there is a low maintenance frontage which is suitable for off road parking ideally for a smaller vehicle and a pleasant low maintenance garden to the rear.

### Entrance Hallway

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

### Lounge

13'8" into box bay window x 11'6" max (4.17 into box bay window x 3.51 max)

Double glazed box bay window to the front aspect. Coving to ceiling. Radiator. Feature inset with space for electric fire.

### Breakfast Kitchen

14'9" x 10'4" (4.50 x 3.15)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel single drainer sink unit, mixer tap. Part tiled splash backs. Space for cooker and plumbing for automatic washing machine. Wall mounted Worcester gas central heating boiler. Space for breakfast table. Radiator. Double glazed window to the rear aspect. Upvc door to the side.



### Separate WC

Double glazed window to the side aspect. Low level WC and wash hand basin.

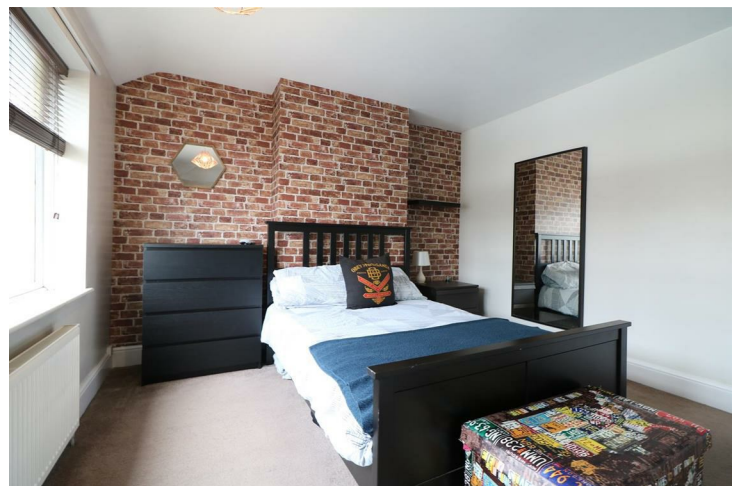
### First Floor

#### Landing

#### Bedroom One

15'0" narrowing to 11'6" x 11'8" (4.58 narrowing to 3.51 x 3.58)

Double glazed window to the front aspect. Radiator.



### Bedroom Two

10'4" x 9'6" (3.17 x 2.92)

Double glazed window to the rear aspect. Radiator. Store cupboard.

### Shower Room

7'5" x 4'9" (2.27 x 1.46)

Modern white suite comprises, shower cubicle housing shower, vanity wash hand basin and WC. Tiled walls. Heated towel rail. Double glazed window to the rear aspect.

off road parking. Side access to the rear garden. To the rear there is an artificial lawn and seating area.



### Externally

Low maintenance gravelled frontage which provides





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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