

**Clive Avenue Baddeley Green Stoke-On-Trent ST2 7HR**



**Offers In Excess Of £140,000**



## Clive Avenue, Baddeley Green, Stoke-On-Trent, ST2 7HR

A FABULOUS SEMI DETACHED HOUSE in CLIVE 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 BESPOKE KITCHEN and DINING AREA for you to entertain -  
and a LOVELY GARDEN easy to maintain -  
OFF ROAD PARKING for your cars -  
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 property needs to be seen to be truly appreciated. Modern and neutral throughout, it's move in ready. The accommodation on the ground floor comprises, entrance hallway, cosy lounge, dining area with open access into the stunning bespoke fitted kitchen. On the first floor, there are two spacious bedrooms and contemporary bathroom, it has plenty to boast about. Externally, there is a low maintenance frontage with off road parking and rear garden.

### Entrance Hallway

With external door to the front elevation. Radiator. Stairs off to the first floor.

### Lounge

11'6" x 11'0" (3.53 x 3.37)

Double glazed bay window to the elevation. Feature fire surround with light housing electric fire. Radiator. Laminate flooring.



### Dining Area

11'1" x 9'10" (3.38 x 3.02)

With sliding patio door with access into the rear garden. Laminate flooring. Open plan to the kitchen area.



### Kitchen

Bespoke fitted kitchen with a range of wall mounted units, granite worktops incorporating drawers and cupboards below. Integrated fridge and freezer, washing machine, electric oven, gas hob and extractor hood. Belfast sink. Two double glazed windows to the side and rear aspect. Tiled flooring. External door to the side aspect and pantry off.



### First Floor

### Landing

Obscured double glazed window to the side aspect.



### Master Bedroom

14'11" x 11'2" (4.56 x 3.42)

Two double glazed windows to the front aspect, Radiator.



fitment and waterfall style tap, wash hand basin and low level WC. Tiled walls. Radiator. Obscured double glazed window to the side aspect.



### Bedroom Two

11'1" x 9'4" (3.38 x 2.87)

Double glazed window to the rear aspect. Radiator. Laminate flooring. Loft access. (The loft is boarded with a ladder and light.

### Bathroom

7'10" x 4'11" (2.41 x 1.52)

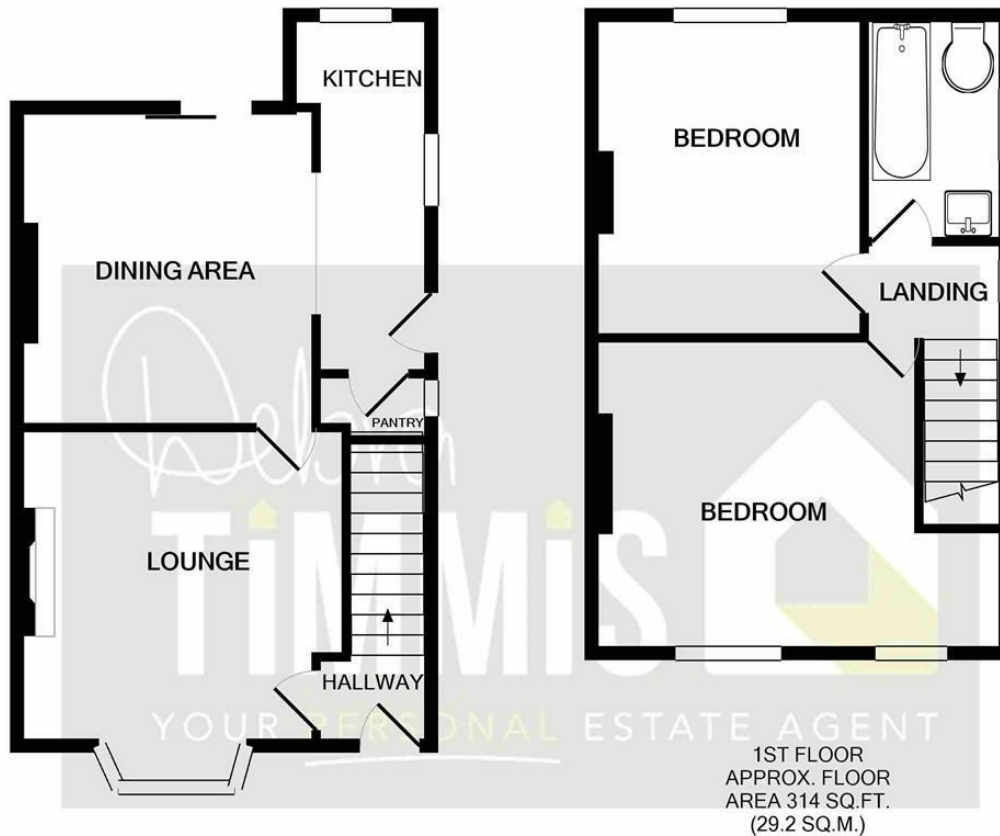
White suite comprises, P shaped bath with shower

### Externally

To the front elevation there is a gravelled and flagged driveway providing ample of road parking and mature boarders. To the rear elevation there is a patio/seating area. Lawn garden with boarders. Two timber and felt garden sheds.







**GROUND FLOOR**  
 APPROX. FLOOR  
 AREA 339 SQ.FT.  
 (31.5 SQ.M.)

**TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.7 SQ.M.)**

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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>64</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