



Leonard Avenue,  
Baddeley Green,  
Stoke-on-Trent



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# Offers in Excess of £140,000

Well presented semi detached house situated in the popular location of Baddeley Green, close to local amenities. The property offers well presented accommodation with off road parking, rear garden and is considered an excellent first time buy.





#### ENTRANCE LOBBY

Stairs to first floor, radiator.

#### LIVING ROOM

4.82m x 3.59m (15' 10" x 11' 9") 4.82m max x 3.59m max (15' 10" x 11' 9") Laminate floor, two radiators, double glazed window to the front

#### KITCHEN / DINER

4.57m x 2.44m (15' 0" x 8' 0") Fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan above, stainless steel sink and drainer unit with mixer tap, double glazed windows to the side, double glazed french doors to rear, part tiled walls, radiator, under stairs storage.

#### LANDING

#### BEDROOM 1

3.27m x 3.37m (10' 9" x 11' 1") 3.27m x 3.37m (10' 9" x 11' 1") Two double glazed windows to the front, radiator.

#### BEDROOM 2

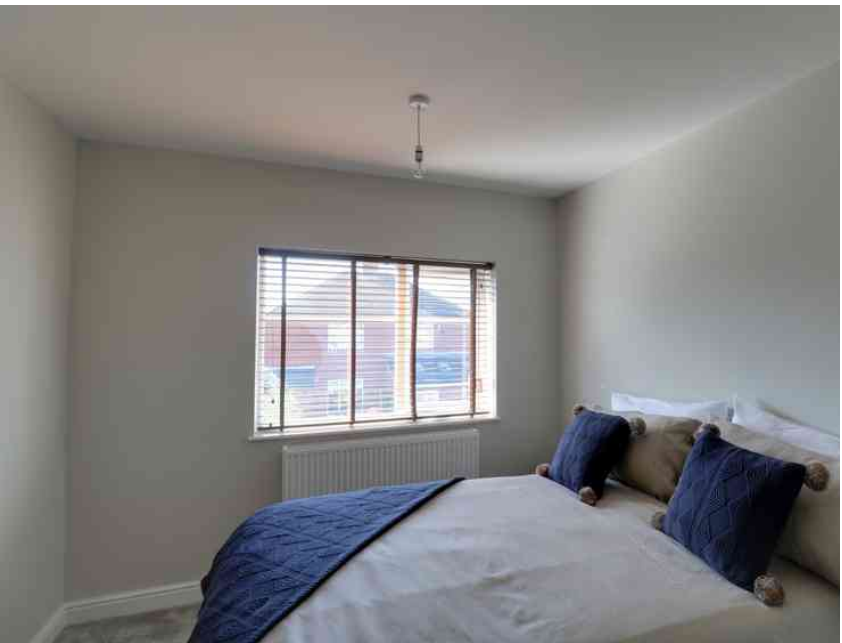
3.36m x 2.92m (11' 0" x 9' 7") 3.36m x 2.92m (11' 0" x 9' 7") Double glazed window to the rear, radiator.

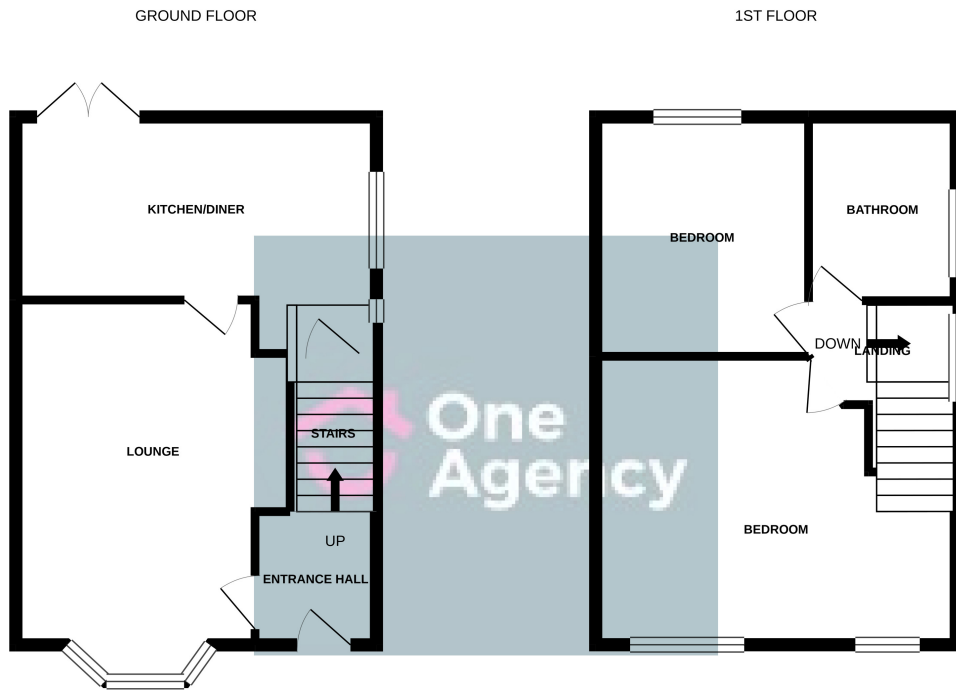
#### BATHROOM

Bathroom suite comprising of panelled bath with shower attachment, WC, hand wash basin, heated towel rail, tiled walls, double glazed, double glazed frosted window to the side, extractor fan.

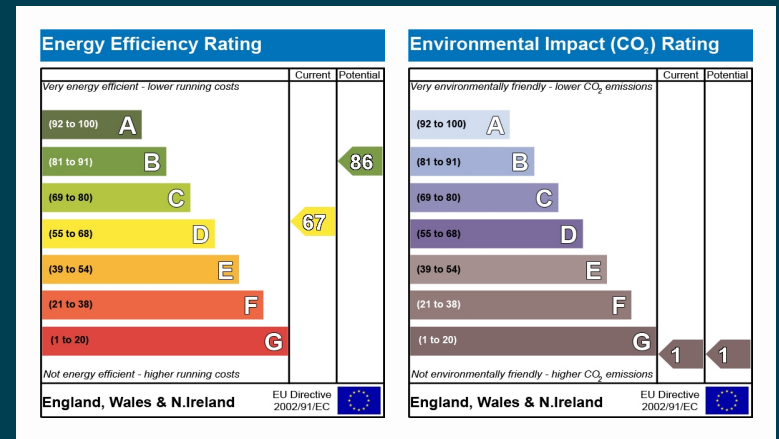
#### OUTSIDE

Off road parking to the front, rear garden with artificial turf.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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