



Malstone Avenue,  
Baddeley Green,  
Stoke-on-Trent



**OneAgency**

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# Offers in Excess of £170,000

Semi detached house, situated in the sought after location of Baddeley Green which is offered with no chain involvement. The property benefits from a conservatory, brick built garage, carport and off road parking.





#### Entrance Porch

Double glazed with door to front.

#### Entrance Lobby

Stairs to the first floor, double glazed window to the side, radiator.

#### Open plan Living / Dining Room

Double glazed window to the front, radiator, gas coal effect fire with feature surround.

#### Living Area

4.08m x 3.64m (13' 5" x 11' 11")

#### Dining Area

2.73m x 2.07m (8' 11" x 6' 9")

#### Conservatory

3.32m x 2.51m (10' 11" x 8' 3") Double glazed, tiled floor, radiator.

#### Kitchen

2.66m x 2.36m (8' 9" x 7' 9") Double glazed window to the rear, stainless steel sink and drainer unit with mixer tap, fitted range of kitchen units, plumbing for washing machine, tiled floor, tiled walls.

#### Under Stairs Storage

Baxi Boiler.

#### Landing

Double glazed window to side, airing cupboard.

#### Bedroom 1

3.93m max x 2.71m max (12' 11" x 8' 11") Double glazed window to the rear, radiator, fitted wardrobes and drawers, Access to loft.

#### Bedroom 2

2.88m x 2.29m (9' 5" x 7' 6") Double glazed window to the rear, radiator.

#### Bedroom 3

2.02m x 1.74m plus wardrobe (6' 8" x 5' 9") Double glazed window to the front, radiator, fitted wardrobes.

#### Shower Room

1.92m x 1.78m (6' 4" x 5' 10") Double glazed frosted window to the side, shower cubicle with electric shower, WC and hand wash basin. Radiator, laminate floor, radiator.

#### Brick Built Garage

5.61m x 2.70m (18' 5" x 8' 10")

#### Outside

Block paved driveway leading through carport to brick built garage. Rear garden.

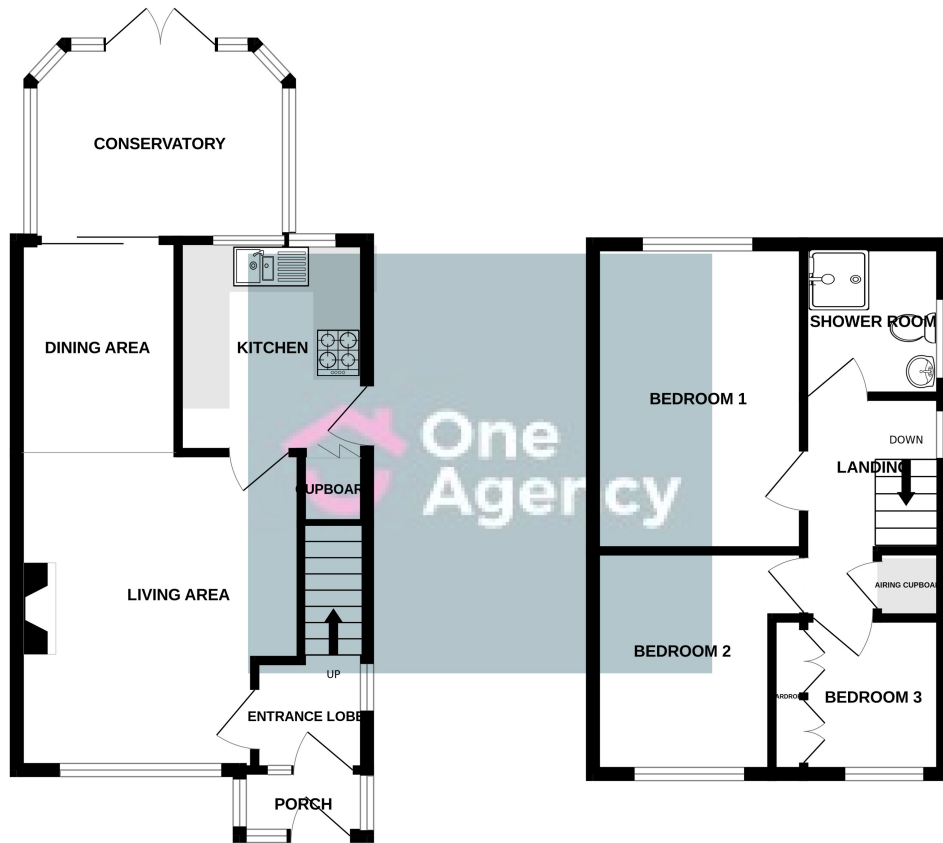
#### Agents Notes

Council Tax Band B. Stoke on Trent.




GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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