



22 Field Avenue, Stoke-On-Trent, Staffordshire, ST2 7AS

Offers In Excess Of £280,000

- Three bedroom semi detached property
- Located in the ever popular residential area of Baddeley Green
- Two reception rooms
- Offered to the market with no upwards chain
- Modern breakfast kitchen
- A viewing comes highly recommended

22 Field Avenue, Stoke-On-Trent ST2 7AS

An immaculate, deceptively spacious three bedroom semi detached property, beautifully presented throughout which offers two reception rooms, modern breakfast kitchen, garage and sizable low maintenance rear garden. Located in the ever popular residential area of Baddeley Green, this family home is offered to the market with no upwards chain.

Accommodation within briefly comprises of a spacious entrance hallway with staircase to the first floor and cloakroom housing a WC. The kitchen offers units to the base and eye level with feature lighting, breakfast bar, space for a gas Rangemaster, plumbing for a American style fridge / freezer, plumbing for a washing machine, space for a dryer and rear door opening to the garden. The living room boasts a multi fuel stove and bay window to the frontage, creating a light and airy space. The dining room has sliding doors to the rear, ideal for indoor / outdoor living.

Three well-proportioned bedrooms are arranged over the first floor, serviced by a modern bathroom suite, comprising of a panelled bath with shower over, low level WC and wall mounted sink.

Externally the property is approached via a tarmacadam driveway providing off-road parking. To the rear is a landscaped garden, laid to artificial lawn with an Indian stone-flagged patio. To the side is a detached garage with light and power connected.

A viewing comes highly recommended to appreciate the size, position, and quality on offer.



Council Tax Band: C



Entrance Hall

Composite door and UPVC double glazed windows to the front elevation, staircase to the first floor, radiator.

Cloakroom

UPVC double glazed window to the side elevation, radiator, low level WC, vanity wash hand basin.

Living Room

12'11" x 12'5"

UPVC double glazed bay window to the front elevation, radiator, multi fuel stove, tiled hearth, brick surround.

Dining Room

11'10" x 10'7"

UPVC double glazed sliding door to the rear elevation, radiator.

Kitchen

17'1" x 8'9"

Composite door to the rear elevation, UPVC double glazed window to the side elevation, skylight, two wall length radiators, units to the base and eye level with feature lighting, breakfast bar, space for a gas Rangemaster style cooker, extractor fan, inset sink, chrome mixer tap, plumbing for a washing machine, space for a dryer, plumbing for an American style fridge / freezer.

First Floor

Landing

UPVC double glazed window to the side elevation, radiator, loft access.

Bedroom One

12'9" x 10'7"

UPVC double glazed bay window to the front elevation, radiator.

Bedroom Two

12'0" x 10'7"

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three

8'3" x 8'7"

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes.

Bathroom

6'9" x 6'11"

UPVC double glazed window to the front elevation, ladder radiator, panelled bath with shower over, low level WC, wall mounted sink.

Externally

To the front, tarmacadam driveway, courtesy lighting walled boundires.

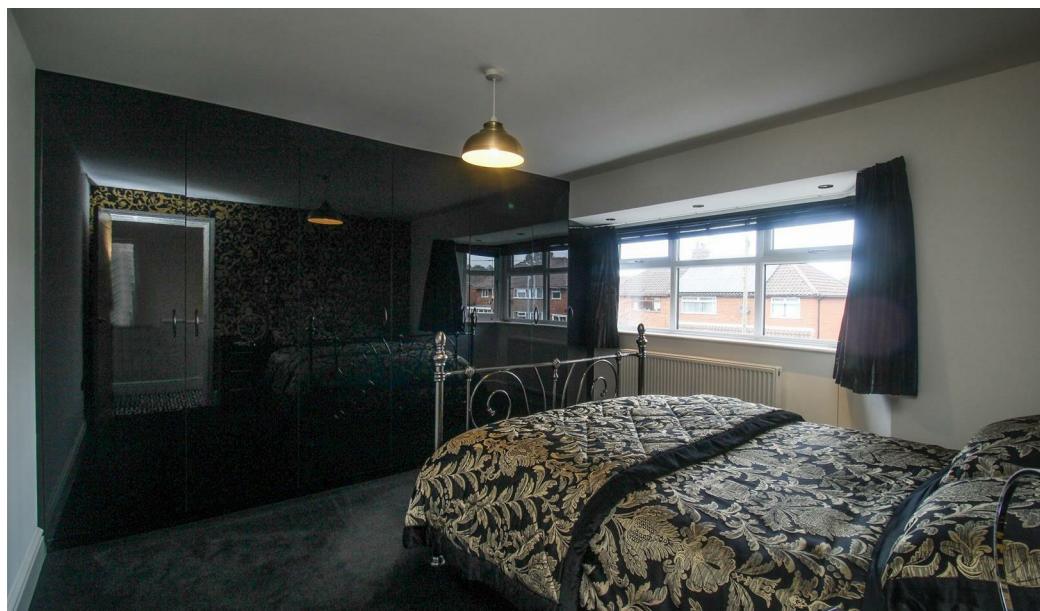
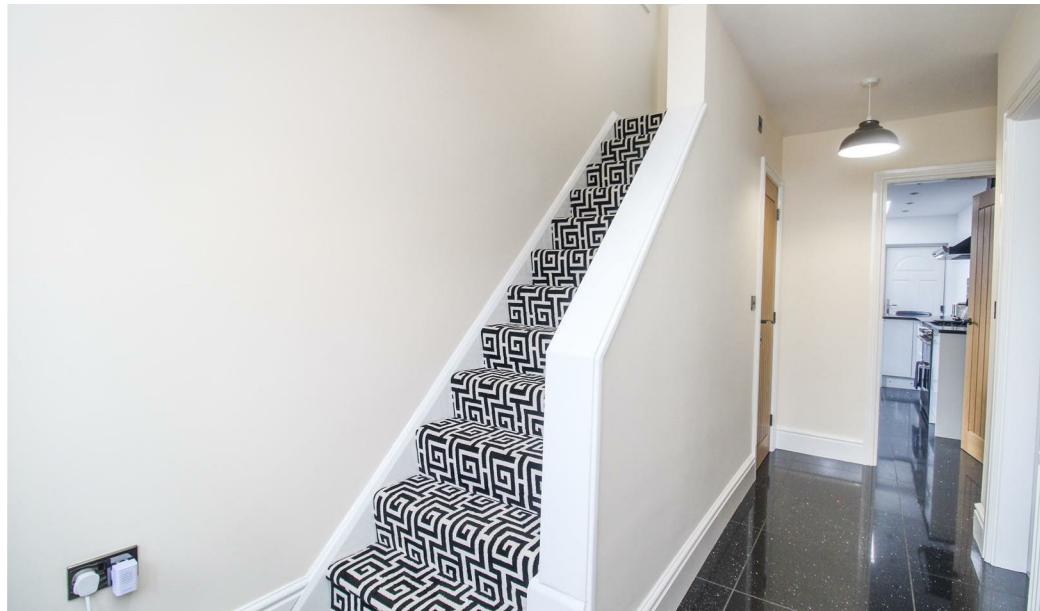
To the rear, Indian stone flagged patio, area laid to artificial lawn, courtesy lighting, water tap, hedged / fenced bounders.

Garage

9'6" x 8'9"

Up and over door to the front elevation, door to the side elevation, light and power connected.







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 not be used as such for any prospective purchase. The heating system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

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