



26 Field Avenue

Baddeley Green, Stoke-On-Trent, ST2 7AS

We'll forget the sun in his jealous sky as we lie in **FIELD**s of gold! You will feel like you have hit the jackpot, if you manage to bag yourself this extremely spacious semi detached property on **FIELD** Avenue. Situated in one of the areas most sought after locations, these type of houses can be a rarity when coming to the market. The property has been extended and the accommodation comprises a large lounge, fitted kitchen, dining room, three fantastic sized bedrooms and family bathroom. Externally the property benefits from ample off road parking and a detached garage. To the rear the garden is low maintenance and laid to paving with flower and shrub borders. Situated close to local amenities, excellent schooling and canal towpaths, it really is the **FIELD** of dreams! What are you waiting for??? Call to book your viewing today!!!

£250,000

26 Field Avenue

Baddeley Green, Stoke-On-Trent, ST2 7AS



- EXTREMELY SPACIOUS SEMI DETACHED PROPERTY
- DESIRABLE LOCATION
- LARGE LOUNGE
- FITTED KITCHEN & DINING ROOM
- THREE FANTASTIC SIZED BEDROOMS
- FAMILY BATHROOM
- AMPLE OFF ROAD PARKING & DETACHED GARAGE
- LOW MAINTENANCE REAR GARDEN
- EARLY VIEWING IS A MUST

GROUND FLOOR

Entrance Porch

10'4" x 3'2" (3.17 x 0.99)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the front and side. Tiled flooring.

Entrance Hall

13'3" x 6'11" (4.05 x 2.11)

A double glazed access door leads from the porch coupled with a double glazed window to the front aspect. Radiator. Stairs lead to the first floor.

Cloakroom

5'5" x 2'8" (1.66 x 0.82)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and wash hand basin. Partly tiled walls and radiator.

Lounge

26'6" x 12'8" (8.09 x 3.87)

A double glazed bay window overlooks the front aspect and a glazed window looks into the entrance hall. Double doors lead into the dining room. Fireplace housing gas fire. Television point and two radiators.

Kitchen

17'1" x 10'1" (5.21 x 3.08)

A double glazed window overlooks the side and rear aspect. Fitted with a range of wall and base storage units with inset double stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric double oven, gas hob and cooker hood above. Space and plumbing for fridge/freezer, washing machine and tumble dryer. Tiled flooring and radiator. An open archway leads into the dining room.

Dining Room

12'5" x 8'9" (3.79 x 2.68)

A double glazed bay window overlooks the rear aspect with a double glazed access door to the side. Tiled flooring and radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch. Airing cupboard housing central heating boiler.

Bedroom One

13'5" x 12'8" (4.10 x 3.88)

A double glazed bay window overlooks the front aspect. Radiator.

Bedroom Two

11'10" x 10'9" (3.62 x 3.29)

A double glazed window overlooks the rear aspect. Fitted wardrobes and storage cupboards. Radiator.

Bedroom Three

8'10" x 8'2" (2.70 x 2.49)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

7'2" x 6'8" (2.19 x 2.05)

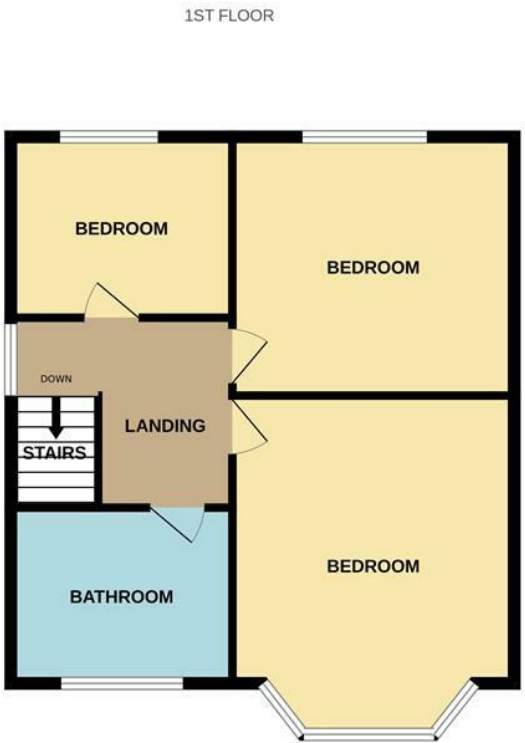
A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Fitted shelving and fully tiled walls. Ceiling spotlights an extractor fan. Radiator.

EXTERIOR

To the front the property has a large tarmac driveway with a flower bed border, the drive continues down the side of the property to the detached garage. The rear garden is fully enclosed by panelled fencing and is low maintenance laid to paving with flower bed and shrub borders. Greenhouse.



Floor Plan



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	