



5 Church Avenue, Stoke-On-Trent, ST2 7EZ

£225,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"Renovating isn't about changing history, it's about adding your chapter to it"

A light and spacious three-bedroom property in need of some modernisation, allowing you to put your own stamp and create your ideal home!

Set on a generous plot with driveway, detached garage, and a private mature rear garden. Ideally located close to local shops, schools and amenities, with excellent road links to the city centre.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Estate Agents Comments

This traditional 1930s semi-detached house offers light, spacious accommodation throughout and presents an excellent opportunity for those looking to modernise and create a home to their own taste.

The ground floor is approached via an entrance hall with a downstairs WC, leading to a separate dining room, a well-proportioned lounge, and a kitchen. To the first floor, there are two generous double bedrooms, a third single bedroom, and a shower room.

Externally, the property is set within a generous plot. A block-paved driveway provides off-road parking and gives access to a detached single garage. The rear garden is a particular feature – private and enclosed, well-stocked with mature shrubs and bushes, offering paved pathways, seating areas, and a charming small fishpond.

Situated in the popular village of Baddeley Green, the property enjoys close proximity to local shops, schools, and everyday amenities, along with excellent road links providing easy access into Stoke-on-Trent city centre.

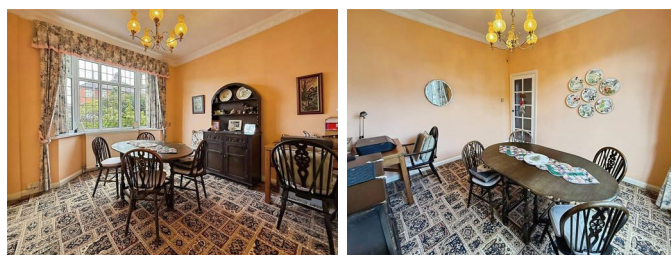
Entrance Hall



Fitted carpet. Wall mounted radiator. Stairs leading to first floor. Ceiling light. Doors leading into:-

Dining Room

12'2" x 10'11" (3.72 x 3.34)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Ceiling light.

Lounge

18'10" x 10'11" (5.76 x 3.35)



Fitted carpet. Wall mounted radiator. Brick fireplace. Patio doors leading to the rear garden. Ceiling lights.

WC

7'1" x 2'9" (2.17 x 0.85)



Fitted with a low level WC and wall mounted wash hand basin. Carpet. Obscured double glazed window. Ceiling light.

Kitchen

17'8" x 5'11" (5.40 x 1.81)



Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer unit with mixer tap. Space for cooker. Integrated fridge freezer. Plumbing for washing machine. Vinyl flooring. Wall mounted radiator. uPVC door to the side aspect. uPVC double glazed windows to the side and rear aspect. Ceiling lights.

First Floor Landing

Fitted carpet. uPVC double glaze window to the side aspect. Loft access. Ceiling light. Doors leading into:-

Bedroom One

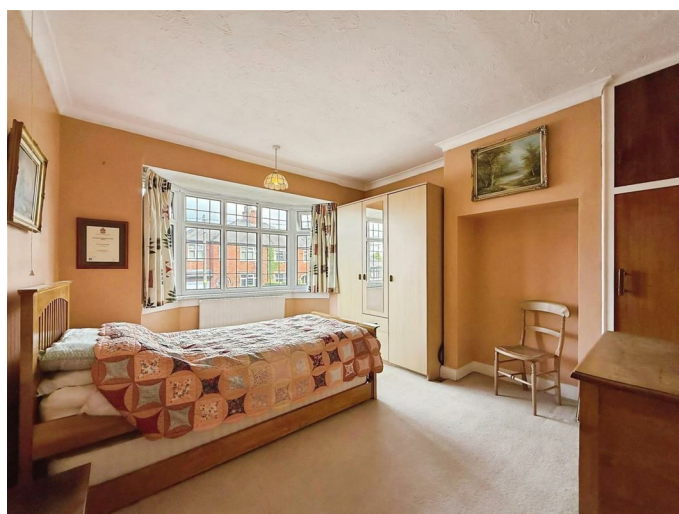
12'8" x 8'11" (3.87 x 2.72)



Fitted carpet. Wall mounted radiator. Fitted wardrobes. uPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Two

13'1" max into bay x 10'11" max (3.99 max into bay x 3.34 max)



Fitted carpet. Wall mounted radiator. Built in storage. uPVC double glazed window to front aspect. Ceiling light.

Bedroom Three

7'1" x 6'0" (2.16 x 1.83)



Fitted carpet. Wall mounted radiator. Built-in storage. uPVC double glazed window to the front aspect. Ceiling light.

Shower Room

7'4" x 5'10" (2.26 x 1.78)



Fitted with a fully tiled shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail. Obscured double glazed window to the side aspect. Airing cupboard housing the hot water cylinder Ceiling light.

Outside

The property is approached over a block paved driveway which provides off road parking and leads through metal gates to a detached single garage.

Garage

15'5" x 7'9" (4.70 x 2.38)

Up and over door to the front aspect. Window to the side aspect.

Garden



To the rear of the property there is a good sized, private and enclosed garden, well stocked with mature shrubs and bushes, featuring paved pathways and seating areas together with a small fishpond.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council band C

No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

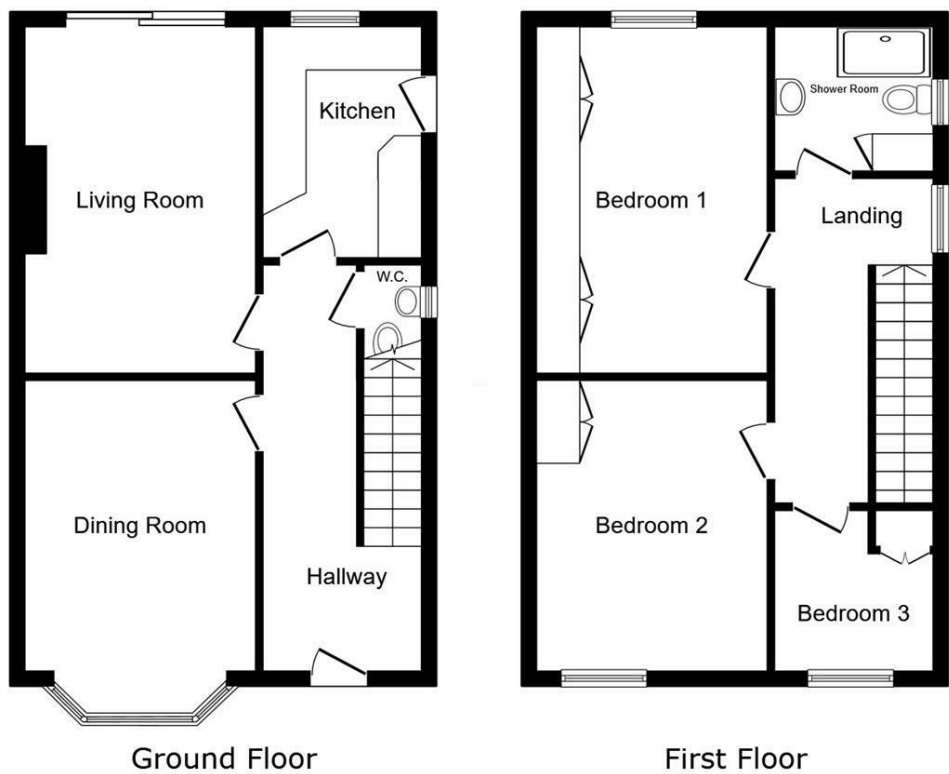
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

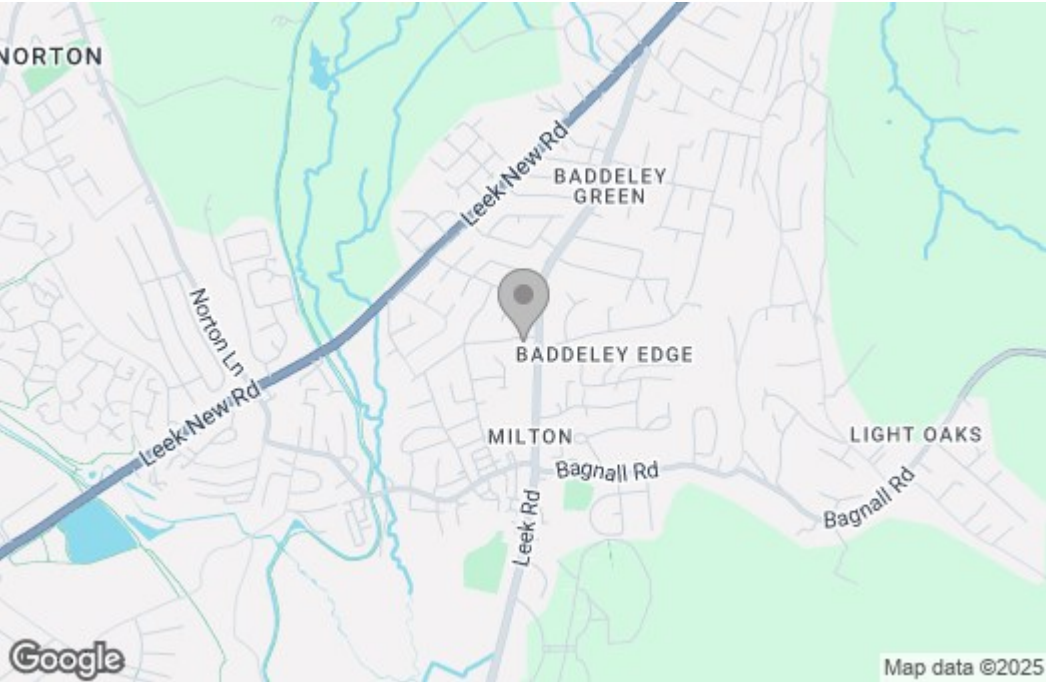
Floor Plan



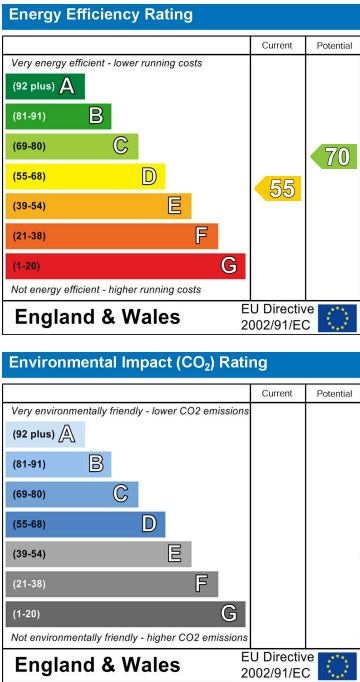
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.