



64 Baddeley Green Lane

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

In the famous words of Mary Poppins, "Practically perfect in everyway!", couldn't be anymore apt for this stunning period townhouse in the popular area of Baddeley Green. Immaculately presented throughout and finished to a lovely standard, the space that the property has on offer will surprise you.. The accommodation on offer comprises a lounge with large bay fronted window, open plan kitchen/diner with island, large utility room and downstairs toilet. To the first floor you will find three fantastic sized bedrooms and huge family bathroom complete with freestanding bath. Externally the property has a forecourt to the front with a hedge border and to the rear the garden is fully enclosed and laid with artificial lawn. Located in the desirable area of Baddeley Green, close to amenities, excellent schooling, canal towpaths and commuter links. No need for a spoonful of sugar, this property is sweet enough! Call today to book a viewing to avoid disappointment.

£195,000

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- STUNNING THREE BED TOWN HOUSE
- LOUNGE WITH BAY WINDOW
- OPEN PLAN KITCHEN/DINER WITH FITTED KITCHEN AND ISLAND
- UTILITY ROOM WITH W/C
- THREE GOOD SIZED BEDROOMS
- CONTEMPORARY BATHROOM SUITE WITH FREE STANDING BATH
- ENCLOSED REAR GARDEN
- VERY POPULAR LOCATION CLOSE TO SCHOOLING AND AMENITIES
- PERIOD PROPERTY FEATURES

GROUND FLOOR

Entrance Porch

3'6" x 2'7" (1.08 x 0.79)

A UPVC door to the front aspect.

Entrance Hall

12'5" x 3'5" (3.80 x 1.06)

A door to the front aspect.

Radiator and stairs to the first floor. Karndean flooring.

Lounge

14'4" x 10'6" (4.37 x 3.21)

A UPVC bay window to the front aspect. Radiator. Telephone point.

Kitchen/Diner

26'8" x 14'6" (8.13 x 4.43)

UPVC windows to the side and rear aspect. Fitted with a range of wall and base storage units with inset ceramic sink and side drainer. Coordinating work surface areas. Integrated appliances include gas cooker with electric oven and cooker hood above and dishwasher. Space for a fridge/freezer. Two radiators and karndean flooring.

Utility Room

11'8" x 9'1" (3.57 x 2.77)

A UPVC window to the side aspect and UPVC door to the rear aspect. Coordinating work surface areas and stainless steel sink and drainer. Plumbing for a washing machine and space for tumble dryer. Karndean flooring.

W/C

3'10" x 2'9" (1.18 x 0.84)

A UPVC window to the rear aspect. Low level W.C Karndean flooring.

FIRST FLOOR

Landing

26'8" x 5'3" (8.15 x 1.62)

Stairs from the ground floor. Radiator and loft hatch access.

Bedroom One

13'5" x 11'10" (4.11 x 3.62)

Two UPVC windows to the front aspect. Built in wardrobes and radiator. Two Radiators.

Bedroom Two

13'4" x 8'10" (4.07 x 2.70)

A UPVC window to the rear aspect. Radiator.

Bedroom Three

11'8" x 9'1" (3.58 x 2.77)

UPVC windows to the side and rear aspect. Radiator.

Bathroom

13'6" x 6'0" (4.12 x 1.84)

UPVC windows to the side aspect. Fitted with a suite comprising freestanding bath and shower cubicle with waterfall above. Vanity wash hand basin and low level W/C. Vertical radiator and karndean flooring. Ceiling spotlights.

EXTERIOR

To the front there is a paved courtyard leading to the front entrance. To the rear there is an enclosed rear garden with artificial lawn and gravel.



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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