

## 3 Baker Crescent

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

A B C, it's easy as, 1 2 3, as simple as, do re mi, A B C, 1 2 3.....Baby you and me girl!!! Well happy home hunters, you're next purchase couldn't be any simpler. This spacious, semi detached property in the sought after area of Baddeley Green, is sold with NO UPWARD CHAIN and has ample accommodation on offer. Comprising of a large lounge, fitted kitchen, utility room, wet room and open dining room/conservatory to the ground floor. To the first floor, there are no compromises to be had, there are three great sized bedrooms and a family bathroom. Externally, the property benefits from a private driveway, and a low maintenance rear garden. Located in the popular area of Baddeley Green, close to local amenities and excellent schooling, it really is one not to be missed! That's how easy it can be, A B C it's easy, it's like counting up to 3! But all you need is our number and call to book a viewing today!

**£175,000**

# 3 Baker Crescent

## Baddeley Green, Stoke-On-Trent, ST2 7LH



- IMMACULATE SEMI DETACHED PROPERTY
- OPEN PLAN DINING ROOM & CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- PRIVATE DRIVEWAY
- LARGE LOUNGE
- FITTED UTILITY ROOM
- CONTEMPORARY BATHROOM
- FITTED KITCHEN
- DOWNSTAIRS WET ROOM
- LOW MAINTENANCE REAR GARDEN

### GROUND FLOOR

#### Entrance Hall

9'9" x 6'6" (2.99 x 2.00)  
UPVC door to the front, coupled with double glazed window to the front. Under-stair cupboard, housing boiler. Radiator and stairlift.

#### Lounge

15'9" x 12'11" (4.82 x 3.96)  
Double glazed bay window to the front. Gas fireplace and TV point.

#### Kitchen

12'5" x 9'8" (3.79 x 2.95)  
A double glazed window overlooks the rear garden and a door leads into the utility. An open archway leads into the dining room/conservatory. Fitted with a range of wall and base storage units with inset sink unit and side drainer. Coordinating work surface areas and fully tiled walls. Integrated appliances include; electric oven, gas hob with cooker hood above and fridge. Door to under-stair pantry cupboard. Radiator.

#### Utility Room

7'10" x 6'9" (2.40 x 2.08)  
UPVC door leads out to the rear garden and a double glazed window to the side. Fitted with base units and tall pantry cupboard and coordinating work surfaces. Fully tiled walls. Washing machine, dryer and freezer.

#### Wet Room

6'9" x 5'4" (2.06 x 1.63)  
A double glazed window looks out to the side aspect. Fitted with a shower, Low Level W.C and wash hand basin. Fully tiled and radiator.

#### Dining Room/Conservatory

20'4" x 9'10" (6.20 x 3.00)  
Double glazed patio doors lead out to the rear garden, coupled with double glazed windows to the side and rear. Radiator.

### FIRST FLOOR

#### First Floor Landing

12'5" x 2'9" (3.80 x 0.86)  
A double glazed window looks out the side aspect. Loft access hatch.

#### Bedroom One

13'4" x 10'11" (4.07 x 3.34)  
A double glazed window overlooks the front aspect. Built in wardrobes with dressing table. Radiator.

#### Bedroom Two

12'9" x 8'6" (3.90 x 2.60)  
A double glazed window overlooks the rear aspect. Built in wardrobes and storage. Radiator.

#### Bedroom Three

9'7" x 9'1" (2.93 x 2.79)  
A double glazed window overlooks the front aspect. Built in storage. Radiator.

#### Bathroom

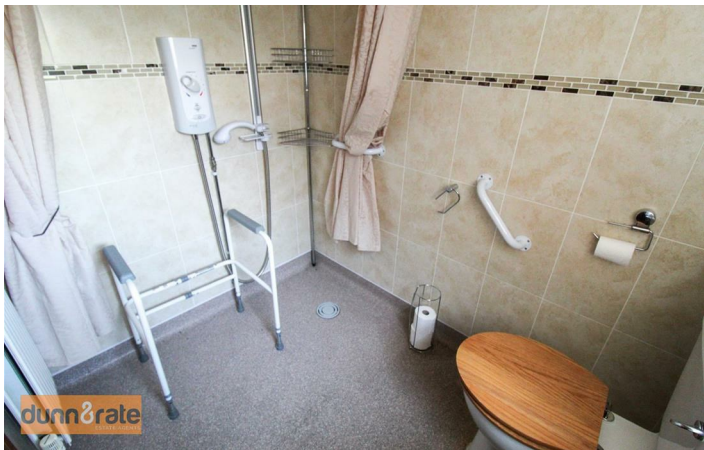
7'6" x 6'5" (2.29 x 1.96)  
A double glazed window to the side

aspect. Fitted suite comprising shower cubicle, low level W.C, wash hand basin with vanity unit. Partly tiled walls and towel radiator. Airing cupboard.

### EXTERIOR

To the front of the property there is a paved driveway, with shrub border to the side. Gated access to the side, leading to the rear garden. To the rear the garden is fully enclosed, there is raised paved patio area and paved path leading to a lower paved patio with stone either side. Shed.





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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