



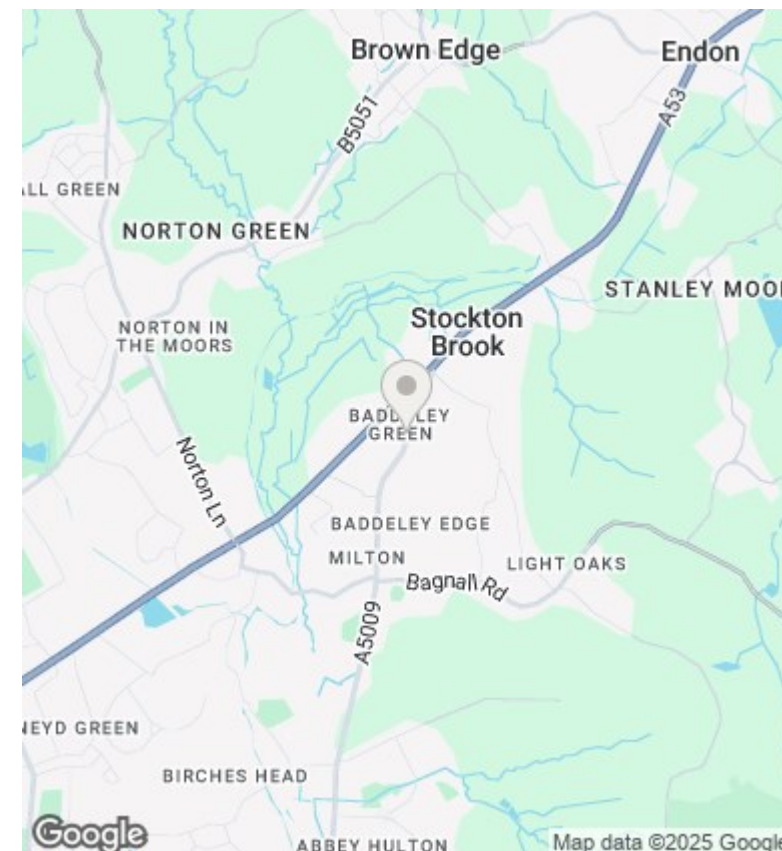
## 70 Baddeley Green Lane, Stoke-On-Trent, Staffordshire, ST2 7HD

Asking Price £205,000

- Mid terraced property
- Council tax band B
- Three bedrooms
- Modernised to a high standard
- Many original features
- Perfect for a First Time Buyer



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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. Made with floorplan 12/02/25



## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. Follow this road for a short distance and at the mini roundabout adjacent to Morrison's supermarket continue straight ahead on to the A53 Newcastle Road. Follow this road out of the town passing through the villages of Longsdon, Endon and Stockton Brook. Continue along this road and turn left

## Viewings

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

## Council Tax Band

B

## EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		68
(55-68) <b>D</b>		
(39-54) <b>E</b>	28	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC