



## 83 Bagnall Road, Stoke-On-Trent, ST2 7AY

Offers In The Region Of £275,000

- Three bedroom semi detached home
- Driveway to the front
- Open fire and wood burning stove
- Modernised to a high standard throughout
- Open plan layout
- Useful study area
- Large plot
- Utility/WC
- Walking distance into the village



# 83 Bagnall Road, Stoke-On-Trent ST2 7AY

Nestled on Bagnall Road in the charming area of Milton, Stoke-on-Trent, this delightful semi-detached house offers a perfect blend of modern living and classic charm.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The open plan layout enhances the flow of the home, creating a warm and welcoming atmosphere. The high specification fixtures and fittings throughout the property ensure a contemporary feel while maintaining the character of a traditional home.

The property features three comfortable bedrooms, perfect for families or those needing extra space for guests or a home office. The well-appointed bathroom caters to all your needs, providing a tranquil space to unwind.



Council Tax Band: C



### **Hallway**

Composite double glazed door to the front, built in storage cupboard, stairs to the first floor, radiator, understairs storage/study room, uPVC double glazed window to the side, power and light.

### **Living Room**

13'1" x 11'10"

uPVC double glazed oval bay window to the front, perfect fit blinds, two radiators, wall lights, open fire with tile surround.

### **Kitchen/Dining Room**

19'1" x 19'6"

Max measurements, herringbone flooring, dual Belfast sinks with chrome mixer tap, wood worksurfaces, breakfast bar, five ring Lamona induction hob extractor, dual fan assisted ovens, integral fridge, integral freezer, integral dishwasher, tile splash backs, uPVC double glazed window to the side, Worcester gas fired boiler, wood burning stove, stone hearth, brick surround, wood mantle, two anthracite traditional style radiators, bifold double glazed doors, Velux windows to the rear, wall lights, built in storage, inset downlights.

### **Utility/WC**

6'7" x 8'6"

max measurements, uPVC double glazed door to the rear, space and plumbing for washing machine and dryer. WC, uPVC double glazed window to the side, low level WC vanity sink unit with storage

### **First Floor**

### **Landing**

Wood feature glazed window to the side, loft access, boarded loft space.

### **Bedroom One**

11'10" x 10'7"

Built in wardrobes, dressing table, overhead storage, radiator uPVC double glazed window to the front.

### **Bedroom Two**

10'2" x 9'7"

max measurements, radiator, uPVC double glazed window to the rear.

### **Bedroom Three**

9'5" x 7'3"

Radiator, uPVC double glazed window to the rear.

### **Bathroom**

7'4" x 5'6"

Panel bath, chrome mixer tap, Triton electric shower, vanity sink unit with storage, low level WC, tiled radiator, UPVC double glazed window to the front.

### **Externally**

To the front tarmacadam driveway, walled and hedged boundary. To the rear, block paved patio, power point, Indian stone patio areas, laid to lawn, hedged/fenced boundary, well stocked borders, timber shed, wood gazebo, gated access to the side with outside water tap, block paved path, gated access to the front.

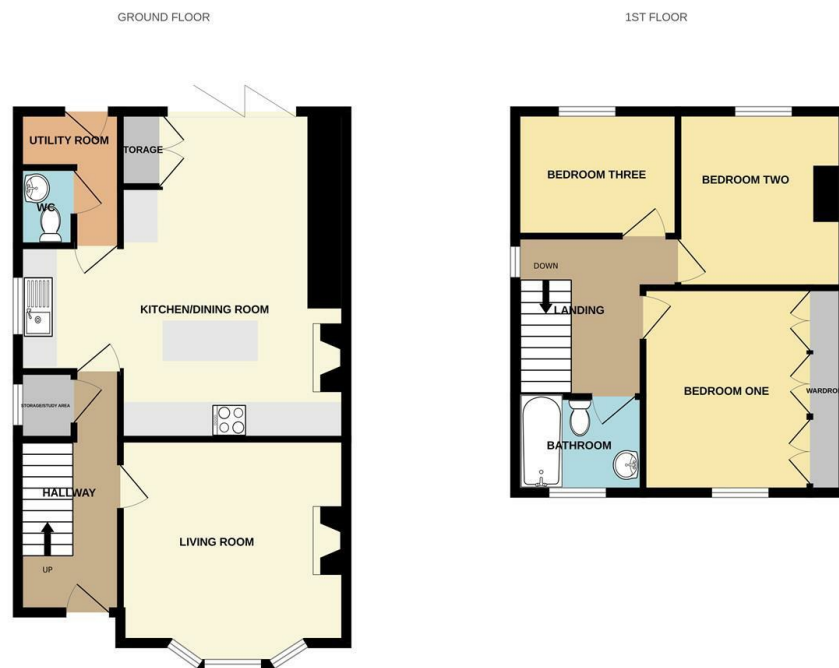




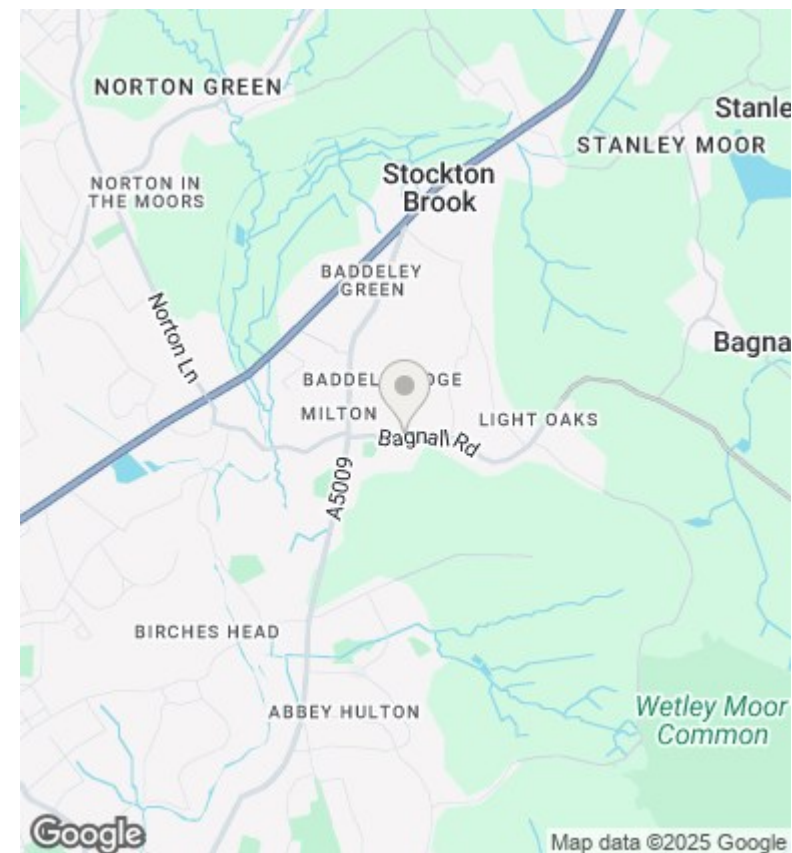








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Directions

## Viewings

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

## Council Tax Band

C

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 