



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

Offers In The Region Of £320,000

- Beautifully presented townhouse
- Dual aspect sitting / dining room with log burner
- Fully enclosed west facing garden with timber bar and seating area
- Deceptively spacious
- Extended breakfast kitchen with island unit
- Three double bedrooms
- Large driveway and detached garage suitable for up to five vehicles



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

Whittaker & Biggs are delighted to bring to the market this charming character property, built in 1910, that offers a delightful blend of period features and modern living. As you step inside, you will be greeted by a beautifully presented interior that exudes warmth and character. The deceptively spacious layout includes a dual aspect sitting dining room, complete with a cosy log burner, perfect for those chilly evenings.

The heart of the home is the extended kitchen, which boasts an inviting island unit, making it an ideal space for both cooking and entertaining. With three generously sized double bedrooms, this property provides ample space for families or those seeking a guest room or home office. The original stained glass panels add a touch of elegance and charm, enhancing the character of this lovely home.

 3  1  1  D

Council Tax Band: B



## Ground Floor

### Hall

18'4" x 3'4"

Composite double glazed door with transom window to the frontage, radiator, stairs to the first floor, understairs storage cupboard.

### Sitting Room

12'1" x 12'7"

UPVC double glazed bay window with original stained glass panels to the frontage, log burner, slate hearth, wood mantel, radiator.

### Dining Room

13'0" x 10'1"

UPVC double glazed French doors with transom window to the rear, radiator.

### Breakfast Kitchen

22'9" x 10'4" max measurement

UPVC double glazed French doors with side light windows to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, island unit, Lamona five ring gas hob, extractor hood, Lamona electric fan assisted oven and separate grill, Lamona integral dishwasher, integral fridge freezer, integral Beko washing machine, integral Lamona tumble dryer, breakfast bar, radiator, inset ceiling spotlights.

## First Floor

## Bathroom

7'1" x 5'1"

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, shower over, rain fall shower head, glass shower panel, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, fully tiled, inset ceiling spotlights, extractor fan.

### Bedroom One

16'6" x 12'1"

Two UPVC double glazed windows to the frontage with original stained glass panels, over stairs storage cupboard, white vertical column radiator.

### Bedroom Two

12'11" x 10'1"

UPVC double glazed window to the rear, radiator.

### Bedroom Three

10'5" x 6'5"

UPVC double glazed window to the rear, radiator.

## Externally

To the frontage, tarmacadam driveway, wall boundary, gated access to the rear, mature trees and shrubs.

To the rear, area laid to lawn, block paved drive and patio, timber bar and seating area, WC.

## WC

4'7" x 3'10"

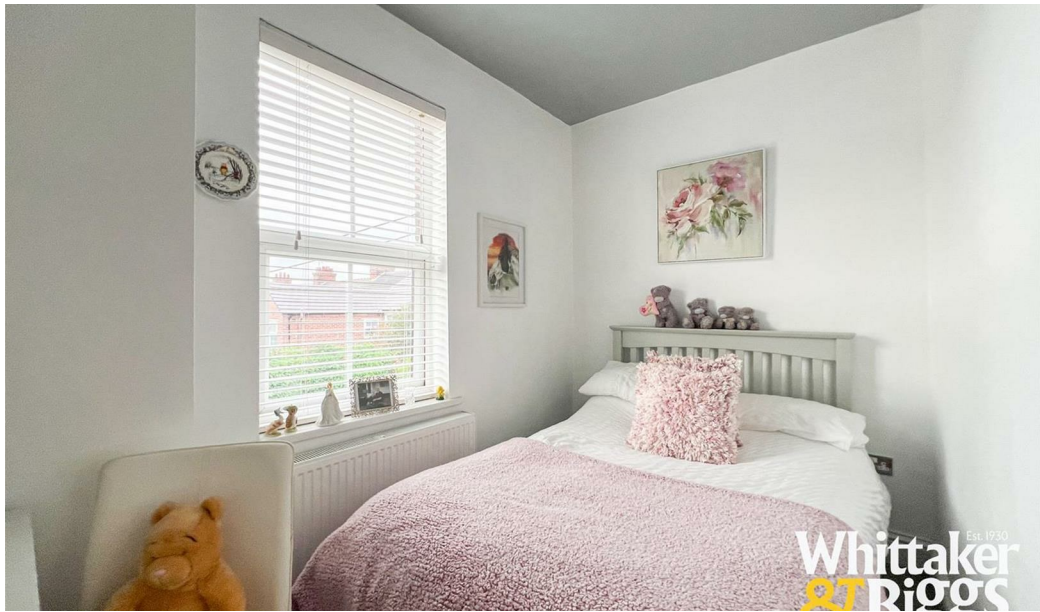
Low level WC, wall mounted wash hand basin, gas fired wall mounted Worcester combi boiler, space and plumbing for a washing machine.

## Garage

Brick construction, metal up-and-over door, power and light.









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 misstatement. 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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		62
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC