

Baddeley Green Lane Baddeley Green Stoke-On-Trent ST2 7LL



Offers In Excess Of £275,000

Baddeley Green Lane, Baddeley Green, Stoke-On-Trent, ST2 7LL

If Baddeley Green Lane is the place you want to be -
Then be sure to be quick, this property you really must see! -
A large extended semi, a wonderful family home -
With plenty of space upstairs and downstairs to roam -
There's FOUR BEDROOMS plus bathroom, shower room and WC -
A modern kitchen diner, day room and large lounge diner to fill you with glee -
With gardens front and back and a garage too -
Do not delay, call us now to view!

We're excited and delighted to bring to the market a property that we know will be extremely popular. Located on Baddeley Green Lane, this FOUR BEDROOM extended semi detached house is a fantastic family home. Offering two double bedrooms and a single upstairs, plus a large modern bathroom, whilst the ground floor offers a fourth bedroom with shower en-suite, as well as providing a large lounge/diner, day room, fitted kitchen/diner and a useful cloakroom, there is ample space for a family throughout this property. Externally, there are gardens at the front and rear, and access at the side leads to the good sized garage at the rear. It's great location in sought after Baddeley Green means it is close to local amenities and in walking distance to local schools. This property sure does tick a lot of boxes but needs to be seen to be truly appreciated, so don't delay, call us to arrange your viewing before it's too late!

GROUND FLOOR

Entrance Hall

18'10" x 4'10" (5.76 x 1.48)

An entrance door overlooks the front aspect. A double glazed window overlooks the side aspect. Staircase to the first floor with under stairs storage. Access to the cloakroom. Wall mounted radiator.

Cloakroom

5'8" x 2'10" (1.74 x 0.88)

Fitted with a low level W.C. and a wash hand basin. Extractor fan. Wall mounted radiator.

Lounge/Diner

26'9" x 12'8" (8.17 x 3.88)

A double glazed bay window overlooks the front aspect. Features a fire place with a multi fuel burner, TV and telephone points and two wall mounted radiators.



Day Room

12'5" x 11'3" (3.81 x 3.44)

A double glazed window overlooks the side aspect. TV and telephone points. Wall mounted radiator.



Bedroom Four/Sitting Room

19'7" x 7'10" (5.99 x 2.39)

A double glazed window overlooks the rear aspect. Telephone point. Wall mounted radiator. Loft access. Access to Shower Room.

Shower Room

7'2" x 6'3" (2.19 x 1.93)

Fitted with a suite comprising of a shower cubicle with power shower, wash hand basin and low level W.C. Fully tiled.

Kitchen/Diner

15'5" x 10'5" (4.70 x 3.19)

Double glazed patio doors overlook the rear aspect. Fitted with a range of wall and base units with inset 1.5 bowl stainless steel sink and side drainer plus work surface areas. Plumbing for a washing machine and a dishwasher. Features an electric oven and gas hob with cookerhood. Tiled splash back and floor.

FIRST FLOOR

Landing

16'3" x 8'2" (4.97 x 2.51)

Two double glazed windows overlook the side aspect. An airing cupboard houses the central heating boiler. Wall mounted radiator. Access to the loft which features three velux windows, is fully boarded and has power installed.

Bedroom One

12'6" x 12'5" (3.83 x 3.81)

A double glazed window overlooks the rear aspect. Telephone point. Wall mounted radiator.



Bedroom Two

11'3" x 10'8" (3.43 x 3.27)

A double glazed window overlooks the front aspect. Telephone point. Wall mounted radiator.



Bedroom Three

8'2" x 7'4" (2.51 x 2.25)

A double glazed window overlooks the front aspect. Telephone point. Wall mounted radiator.

Bathroom

10'10" x 6'10" (3.32 x 2.10)

Two double glazed windows overlook the rear aspect. Fitted with a suite comprising of a double shower cubicle, bath with mixer tap and shower attachment, wash hand basin and low level W.C. Fully tiled walls. Heated towel rail.



Exterior

To the front of the property a gate provides access to a paved path that leads to the front door and a laid to lawn. To the rear of the property there is an enclosed paved garden with double gates and steps providing access to the garage.

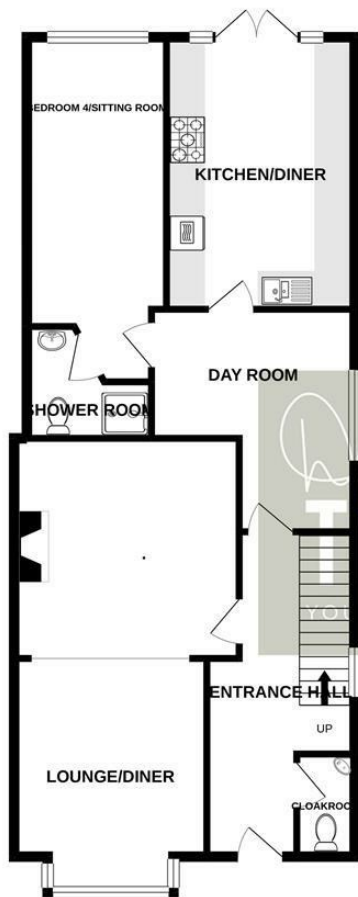
Garage

19'5" x 14'5" (5.92 x 4.41)

Up and over garage door. Pedestrian door and window to the side. Power and lighting installed.



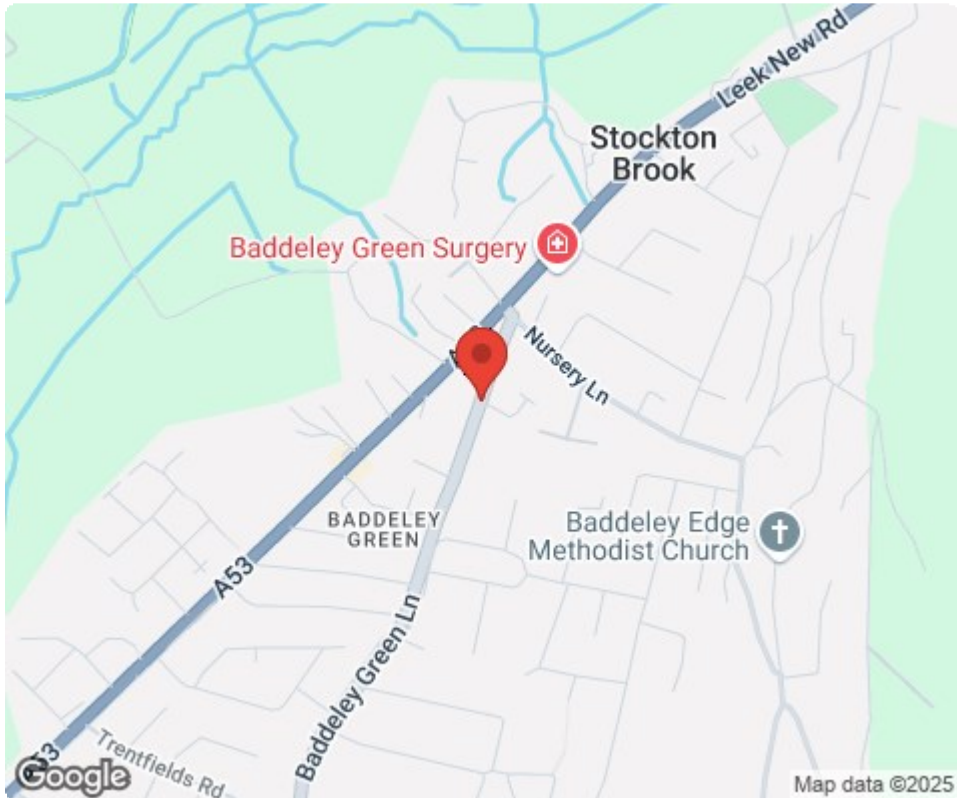
GROUND FLOOR



1ST FLOOR



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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Tenure: Freehold
Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	76
England & Wales		EU Directive 2002/91/EC

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