

**Baddeley Hall Road Baddeley Green Stoke-On-Trent ST2 7LB**



**Offers In The Region Of £125,000**



## Baddeley Hall Road, Baddeley Green, Stoke-On-Trent, ST2 7LB

Are you sitting comfortably, then I will begin  
This is the start of your next chapter, a great property to live in  
In a popular location and a great size throughout  
This is an ideal family home, of that there is no doubt!  
With spacious kitchen, lounge and generous bedrooms of THREE  
A driveway, beautiful large garden and a view you must see!  
Demand for viewings here is sure to be great  
So call us today and arrange your viewing date!

Located in the popular area of Baddeley Green, this charming mid-townhouse presents an excellent investment opportunity. The property boasts a welcoming entrance hallway that leads into a spacious lounge, perfect for relaxation and entertaining. The fitted kitchen offers practicality and convenience for everyday living. This townhouse features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The bathroom is functional, catering to the needs of modern living. The property benefits from double glazing and central heating, ensuring comfort throughout the year.

Outside, you will find off-road parking, a valuable asset in this popular location, along with an enclosed rear garden that offers a private outdoor space for leisure and gardening. Importantly, this property is offered with no upward chain, allowing for a smooth and straightforward purchase process. While the home requires some general updating and modernisation, it presents a fantastic opportunity for buyers to put their personal touch on the space. With its prime location and potential for enhancement, this townhouse is a promising prospect for both first-time buyers and seasoned investors alike. Don't miss the chance to make this property your own in a sought-after community.

### Entrance Hallway

Upvc door to the front aspect, Stairs off to the first floor. Radiator.

### Lounge

19'8" x 9'10" plus recess (6.00 x 3.00 plus recess)

Double glazed windows to the front and rear aspects. Feature fireplace housing gas fire. Two radiators.

### Kitchen

15'9" narrowing to 9'8" x 10'9" narrowing to 6'2" (4.81 narrowing to 2.96 x 3.30 narrowing to 1.89)

Fitted kitchen with a range of wall mounted units, worktops incorporating units below. Electric hob. Stainless steel sink with single drainer. Plumbing for automatic washing machine. Tiled floor. Useful storage cupboard. Double glazed window and Upvc door to the rear aspect. Access to the lobby with useful storage cupboard. Upvc door to the first aspect.



### First Floor

#### Landing

Useful storage cupboard. Loft access.

### Bedroom One

11'6" x 10'5" (3.52 x 3.19)

Double glazed window. Radiator. Fitted wardrobes with dressing area. Cupboard housing gas central heating boiler.



### Bedroom Two

12'1" x 8'11" (3.69 x 2.74)

Double glazed window. Radiator.



### Bedroom Three

10'8" x 6'2" (3.26 x 1.88)

Double glazed window. Radiator.

### Bathroom

7'3" x 5'6" (2.23 x 1.70)

Coloured suite comprises, panelled bath with mains shower, pedestal wash hand basin and low level WC. Tiled walls. Double glazed window. Radiator.





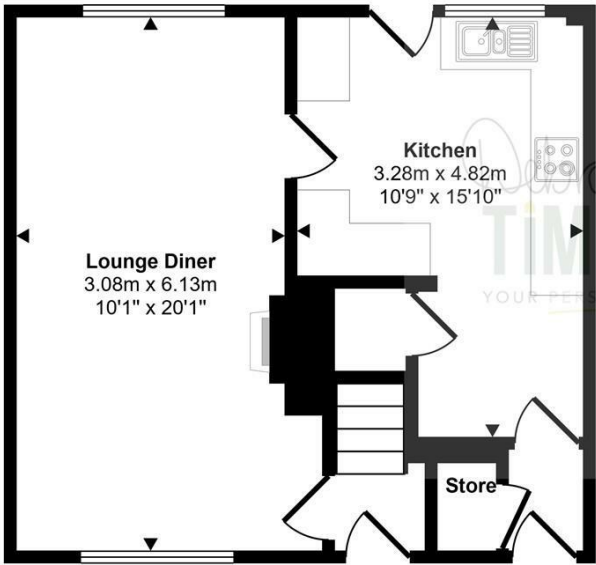
### Externally

Blocked paved frontage providing off road parking. Enclosed rear garden with patio seating area. Lawn garden with maturing tree's and shrubs.

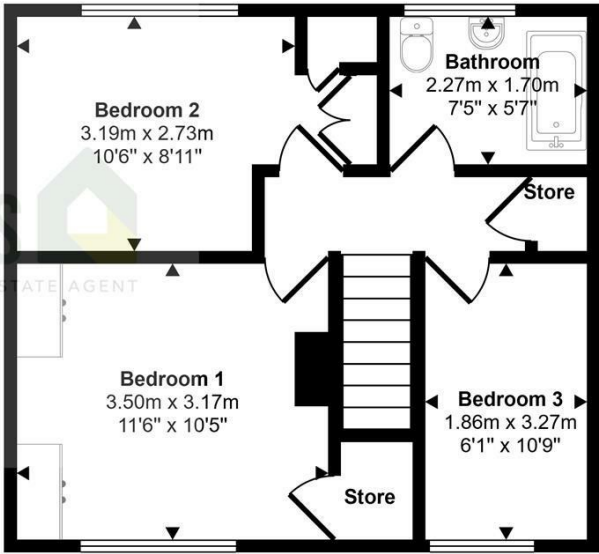




Approx Gross Internal Area  
79 sq m / 850 sq ft



Ground Floor  
Approx 39 sq m / 422 sq ft



First Floor  
Approx 40 sq m / 428 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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