

**Crestway Road Baddeley Green Stoke-On-Trent ST2 7LD**



**Offers In The Region Of £165,000**

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  
Beautiful gardens that you must see!  
Demand for viewings here is sure to be great  
So call us today and arrange your viewing date!

Nestled in the popular area of Baddeley Green, this well-presented and spacious end town house on Crestway Road offers a delightful living experience. The accommodation comprises entrance hallway that leads to a comfortable lounge, perfect for relaxation and entertaining. The fitted kitchen is both practical and stylish, providing ample space for culinary pursuits, while a convenient lobby area enhances the flow of the home.

This charming residence features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The family bathroom is thoughtfully designed to cater to everyday needs. The property benefits from double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year.

Outside, you will find off-road parking, a valuable asset in this popular location. The landscaped rear garden offers a serene outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family.

Conveniently located close to local amenities, this home is not only practical but also offers a sense of community. Viewing is highly recommended to fully appreciate the charm and potential of this delightful end town house. Whether you are a first-time buyer or looking to settle into a family home, this property is sure to impress.

#### Entrance Hall

Radiator. Stairs off to the first floor.

#### Lounge

19'9" x 10'0" (6.03 x 3.07)

Double glazed bow window to the front aspect. Double glazed French doors to the rear aspect with access to the rear garden. Two radiators.



#### Kitchen

10'11" x 9'8" (3.33 x 2.95)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Electric hob and built-in oven. One and a half bowl sink with single drainer. Space for washing machine. Double glazed window. Radiator. Tiled floor.



#### Lobby

6'6" x 6'2" (2.00 x 1.90)

Useful storage cupboard. Double glazed window and Upvc door to the side aspect. Tiled floor.

#### First Floor

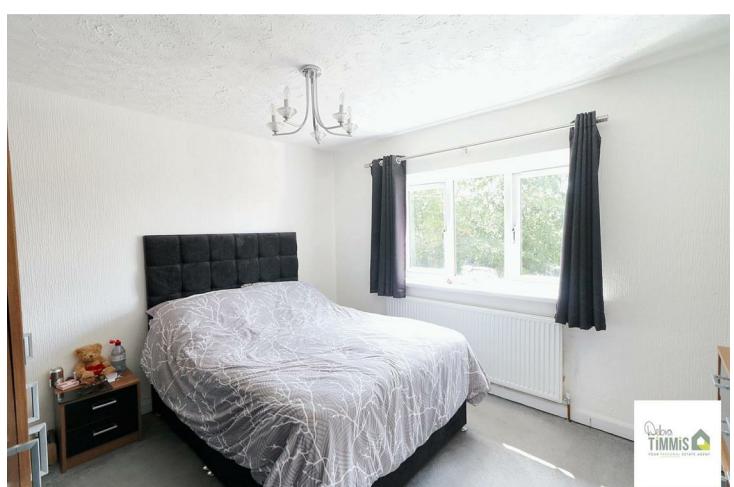
##### Landing

Cupboard housing central heating boiler.

##### Bedroom One

11'8" max x 10'5" (3.58 max x 3.18)

Double glazed window. Radiator. Useful recess.



## Bedroom Two

13'8" narrowing to 8'10" x 9'0" max (4.17 narrowing to 2.70 x 2.75 max)

Double glazed window. Radiator.



## Bedroom Three

10'9" x 6'5" max (3.28 x 1.97 max)

Double glazed window. Radiator.



## Bathroom

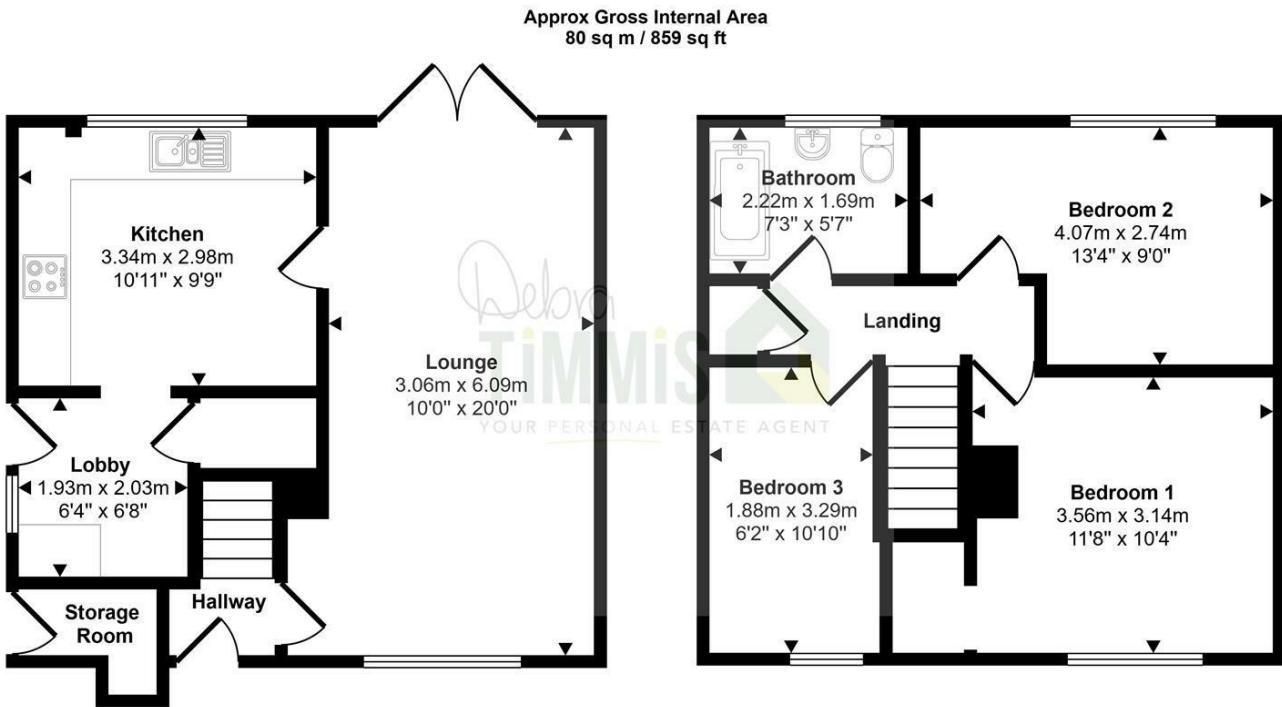
7'4" x 5'6" (2.24 x 1.69)

White suite comprises, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Radiator. Double glazed window.

## Externally

Tarmacadam driveway providing ample off road parking. Gated side access to the delightful landscaped rear garden with patio seating areas and lawn garden.





### Ground Floor

Approx 40 sq m / 434 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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC