

FOR SALE



Fowlers Lane, Baddeley Edge, Stoke-on-Trent

1 Bedroom, 1 Bathroom, Detached Bungalow

Offers In Excess Of £225,000





- Potential for development/extension
- Existing one bedroom bungalow
- In Need Of Renovation
- Generously sized plot
- Much Sought after location
- No Onward Chain
- EPC - TBC

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OVERVIEW A rare opportunity to purchase a one bedroom bungalow sitting a a generously sized plot in the much sought after location of Baddeley Edge. Offering unlimited potential for extension/development (subject to the relevant permissions). The existing dwelling is in need of full modernisation and briefly comprises; entrance hall, lounge, conservatory, bedroom, kitchen and wet room. Offered for sale with no onward chain.

ENTRANCE HALL 10' 11" x 2' 11" (3.33m x 0.91m)
Entered via a UPVC door.

LOUNGE 10' 11" x 8' 10" (3.33m x 2.70m) Dual aspect double glazed windows to the front and side elevations, wood effect laminate flooring, radiator.

CONSERVATORY 11' 3" x 8' 9" (3.45m x 2.69m)
UPVC framed with brick dwarf wall and door opening onto the garden, wood effect laminate flooring, two radiators.

KITCHEN/DINER 16' 6" x 7' 11" (5.05m x 2.43m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, door through to utility room. dual aspect double glazed windows to the rear and side elevations, radiator.

UTILITY ROOM 8' 6" x 5' 4" (2.61m x 1.63m) Double glazed window to the rear elevation. Door giving access to garden.



WETROOM 6' 10" x 6' 9" (2.10m x 2.08m) White suite comprising; low level WC, wall mounted hand wash basin and shower, double glazed window to the rear elevation.

BEDROOM 9' 10" x 8' 10" (3.00m x 2.70m) Double glazed window to the front elevation, radiator.





Ground Floor

All measurements are approximate and for display purposes only

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