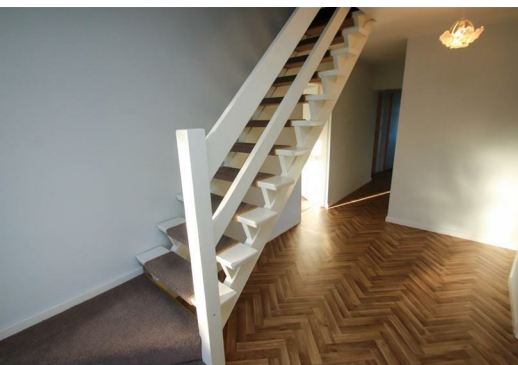




The Homestead, Baddeley Green

Stoke-On-Trent, Staffordshire, ST2 7NR

£185,000



NO CHAIN, CUL-DE-SAC LOCATION - A spacious, versatile detached house situated within a cul-de-sac in Baddeley Green. The flexible accommodation offers three principle rooms to the downstairs which could be used as bedroom space or the all important home study. Internally the accommodation briefly comprises; Entrance hallway, downstairs WC, lounge, fitted kitchen, utility room, two ground floor bedrooms, landing, two first floor bedrooms, cloaks and bathroom.

Hallway

24'9 x 7'6 max (7.54m x 2.29m max)



Radiator, door to front and door to side.

Lounge

19'10 x 11'9 (6.05m x 3.58m)



Two radiators, double glazed windows to side and rear.

Kitchen

10'9 x 9'8 (3.28m x 2.95m)



Having a range of wall and base units with preparation work surface over incorporating sink drainer. Integrated oven, hobs with extractor over, space for appliances, designer radiator and double glazed window to front.

Cloaks

5'6 x 3'11 (1.68m x 1.19m)

Having wash hand basin, WC and double glazed window to side.

Utility room

4'6 x 4'2 (1.37m x 1.27m)

Double glazed window to front.

Bedroom three

11'7 x 8'8 (3.53m x 2.64m)



Radiator and double glazed window to side.

Bedroom four

9'9 x 8'6 (2.97m x 2.59m)



Radiator and double glazed window to front.

Landing

6'3 x 3 (1.91m x 0.91m)

Storage housing boiler.

Bedroom one

14'4 x 10'1 plus storage (4.37m x 3.07m plus storage)



Built in wardrobes, two under eaves storage cupboards, loft access, radiator and double glazed window to front.

Bedroom two

11'10 x 11'7 (3.61m x 3.53m)



Two under eaves storage cupboards, radiator and double glazed window to rear.

Cloaks

5'11 x 2'10 (1.80m x 0.86m)



Wash hand basin, WC, radiator and double glazed window to side.

Bathroom

5'10 x 4'9 (1.78m x 1.45m)



Panel bath with shower over, wash hand basin, part tules walls, radiator and double glazed window to side.

Front

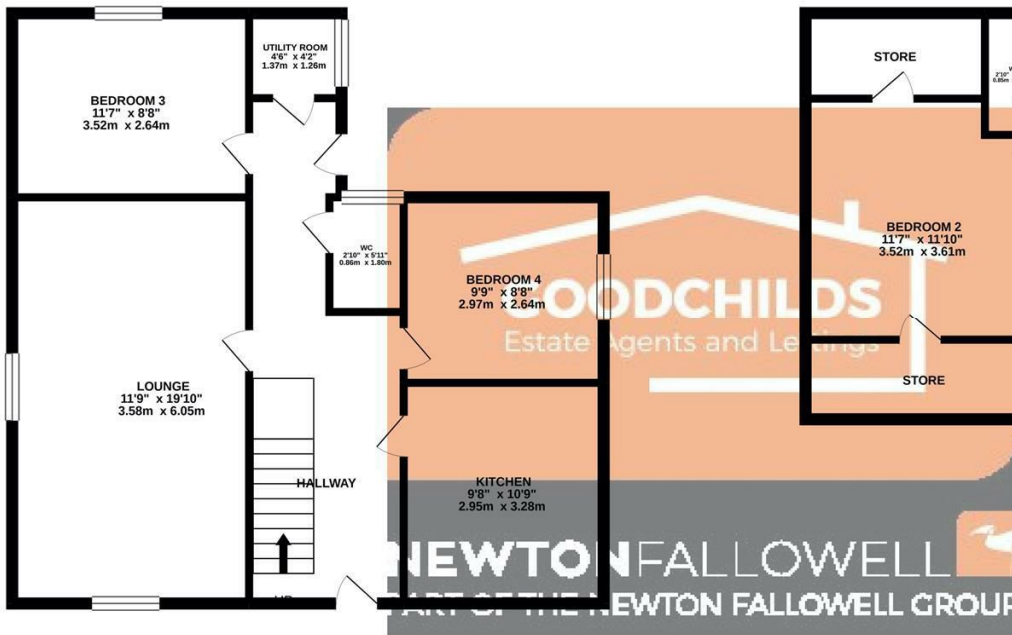


Providing of road parking and garden laid to lawn.

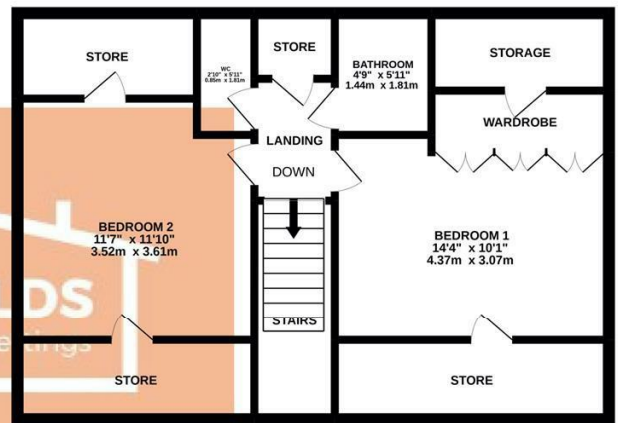
Rear

Small enclosed rear garden mainly laid to lawn.

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.

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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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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