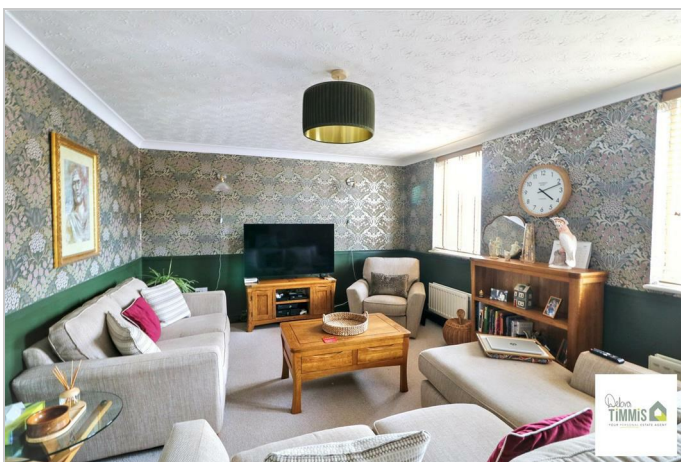


Leek New Road Baddeley Green Stoke-On-Trent ST2 7HQ



Offers In The Region Of £275,000

Have we got something special for you -
THREE STOREY, END TOWN HOUSE ready to view -
FOUR SPACIOUS BEDROOMS, family bathroom, shower room & TWO en-suites -
LOUNGE, cosy Dining Room/additional bedroom and KITCHEN/DINER for all the family to meet -
Low maintenance frontage. Attached garage parking for all your cars -
Beautiful GARDEN to chill & view the stars -
this property you really need to view -
contact DEBRA TIMMIS ESTATE AGENT & let us arrange this for you.

Nestled in the desirable area of Baddeley Green, this charming townhouse on Leek New Road offers an ideal family home with ample space and modern conveniences. As you enter, you are greeted by a welcoming entrance hall that features generous storage cupboards and a convenient WC. The ground floor boasts two versatile reception rooms, one of which can serve as a dining room or a fifth bedroom, catering to your family's needs.

Venturing to the first floor, you will find a spacious lounge that provides a perfect setting for relaxation and entertainment. The master bedroom is a true retreat, complete with an en-suite shower room for added privacy. On the second floor there is a guest bedroom featuring its own en-suite, ensuring comfort for visitors. Two further bedrooms and a stylish shower room complete this level, making it an excellent choice for families of all sizes.

Outside, the property benefits from an attached garage and parking space, providing convenience for your vehicles. The delightful rear garden offers a tranquil space for outdoor activities, gardening, or simply enjoying the fresh air.

This property is not only spacious but also situated in a sought-after location, making it a perfect choice for those looking to settle in a vibrant community. We highly recommend viewing this lovely townhouse to fully appreciate all it has to offer.

Entrance Hall

With three useful storage cupboards. Radiator.

Separate WC

5'10" x 3'2" (1.79 x 0.98)

Low level WC and pedestal wash hand basin. Radiator.

Utility Room

5'11" x 5'10" (1.81 x 1.80)

Useful space with plumbing for automatic washing machine and space for tumble dryer. Part tiled splash backs.

Dining Room

11'10" x 9'6" (3.61 x 2.90)

Double glazed window. Radiator.

Kitchen/Diner

16'2" x 12'0" (4.93 x 3.67)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel sink with single drainer and mixer tap. Part tiled splash backs. Space for Range style cooker with extractor hood above. Space for dining table. Double glazed window and double glazed French doors with access into the rear garden.

First Floor

Landing

Storage cupboard. Radiator.

Lounge

16'2" x 12'1" (4.94 x 3.70)

Two double glazed windows to the rear aspect. Radiator.

Master Bedroom

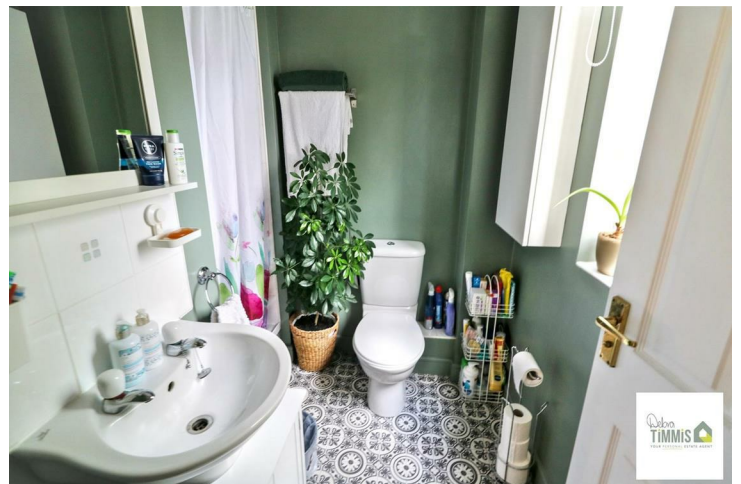
17'2" x 12'1" (5.25 x 3.70)

Double glazed window. Radiator. Access to the en-suite shower room.

En-Suite Shower Room

6'4" x 4'3" (1.94 x 1.30)

Suite comprises, shower cubicle housing shower, pedestal wash hand basin and low level WC.



Second Floor

Landing

Storage cupboard. Radiator.

Bedroom Two

14'10" into alcove x 9'5" (4.54 into alcove x 2.88)

Double glazed window. Radiator. Access to the En-Suite.

En-Suite Shower Room

6'11" x 3'1" (2.12 x 0.96)

Suite comprises, walk-in shower unit, pedestal wash hand basin and low level WC. Double glazed window.

Bedroom Three

11'9" x 9'5" (3.59 x 2.88)

Double glazed window. Radiator.

Bedroom Four

9'9" x 6'5" (2.99 x 1.96)

Double glazed window. Radiator.

Shower Room

6'9" x 6'4" (2.08 x 1.95)

Suite comprises, walk-in shower unit housing Triton shower, pedestal wash hand basin and low level WC. Radiator. Double glazed window.



Externally

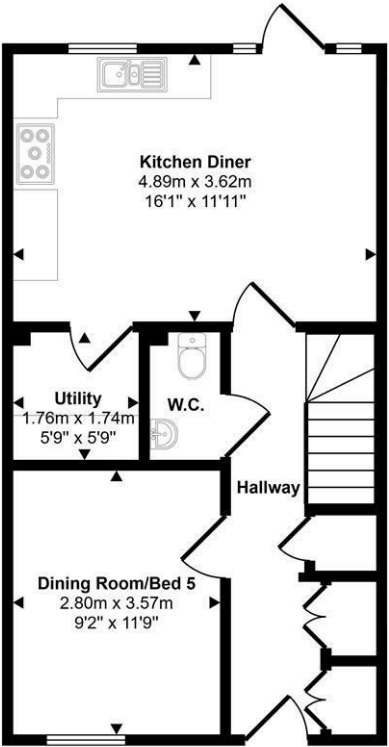
Enclosed rear garden with patio/seating area. Lawn garden Gated access to the attached garage and parking area.

Attached Garage

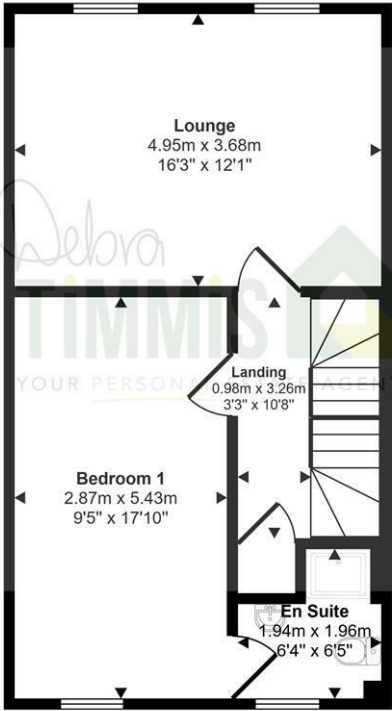
Up and over door.



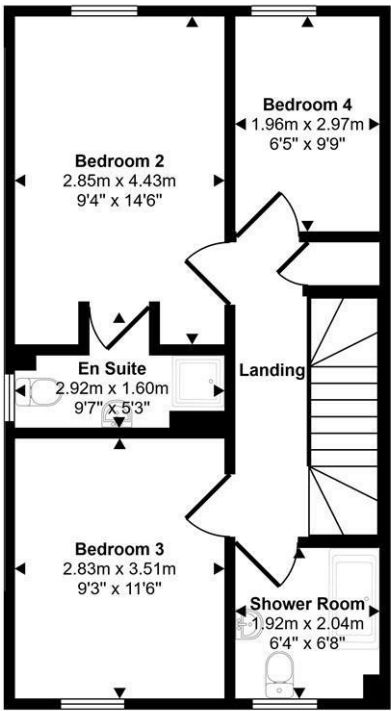
Approx Gross Internal Area
136 sq m / 1468 sq ft



Ground Floor
Approx 45 sq m / 486 sq ft



First Floor
Approx 46 sq m / 492 sq ft



Second Floor
Approx 46 sq m / 490 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: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(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

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.