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ESTATE AGENTS

97 Baddeley Hall Road

Baddeley Green, Stoke-On-Trent, ST2 7LE

A B C, it's easy as,1 2 3, as simple as, do re mi, A B C, 1 2 3,....Baby you and me girl!!! Well happy home hunters you're next purchase couldn't be any simpler, I have done all the hard work for you! This spacious semi detached property in the sought after area of Baddeley Green is sold with no upward chain and has ample accommodation on offer to house any growing family. Comprising a large lounge, fitted breakfast kitchen, utility room, three great sized bedrooms and bathroom with seperate W.C. Externally the property benefits from off road parking and a low maintenance paved rear garden. Located in popular area of Baddeley Green close to local amenities and excellent schooling it really is one not to be missed. That's how easy it can be, A B C it's easy, it's like counting up to 3! But all you need is our number and call to book a viewing today!

£165,000

97 Baddeley Hall Road

Baddeley Green, Stoke-On-Trent, ST2 7LE

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- SPACIOUS SEMI DETACHED PROPERTY
- UTILITY ROOM
- OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN
- LARGE LOUNGE
- THREE GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN
- FITTED KITCHEN/DINER
- BATHROOM WITH SEPERATE W.C
- POPULAR AREA

GROUND FLOOR

Entrance Hall

The property has a UPVC entrance door to the front aspect. Radiator. Stairs lead to the first floor.

Lounge

19'5" x 9'9" (5.94 x 2.98)

A double glazed bow window overlooks the front aspect and double glazed sliding patio doors lead out onto the rear garden. Fireplace housing electric fire. Radiator.

Kitchen/Diner

10'10" x 9'6" (3.32 x 2.92)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and hob with cooker hood above and dishwasher. Space and plumbing for washing machine. Pantry style storage cupboard. Radiator. Space for table and chairs.

Utility Room

6'4" x 6'3" (1.95 x 1.91)

A UPVC access door leads out to the side aspect, coupled with a double glazed window. Space for fridge/freezer and tumble dryer. Under stairs storage.

FIRST FLOOR

First Floor Landing

Loft access hatch. Airing cupboard housing central heating boiler and hot water cylinder.

Bedroom One

11'4" x 10'3" (3.47 x 3.13)

A double glazed window overlooks the front aspect. Fitted storage cupboard. Radiator.

Bedroom Two

13'6" x 6'9" (4.14 x 2.08)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

10'6" x 6'3" (3.22 x 1.91)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

5'4" x 4'5" (1.65 x 1.37)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with electric shower over and wash hand basin.

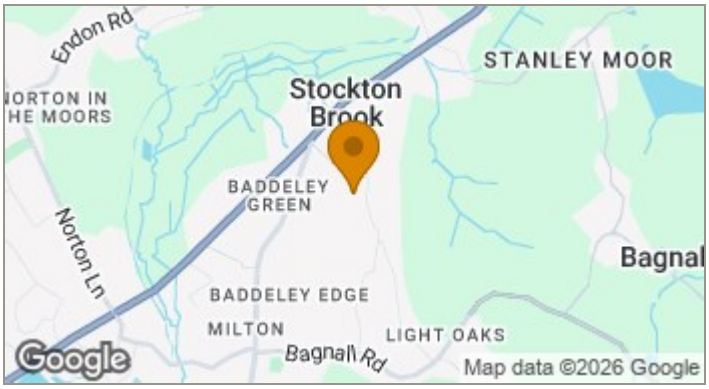
Seperate W.C

5'5" x 2'3" (1.66 x 0.71)

A double glazed window overlooks the rear aspect. Low level W.C.

EXTERIOR

To the front there is a block paved driveway with steps leading up to a pathway to the entrance and side access. To the side of the house there is a storage unit with upvc door. To the rear the garden is fully enclosed and laid with block paving with an enclosed lawned area. Brick built garden shed.



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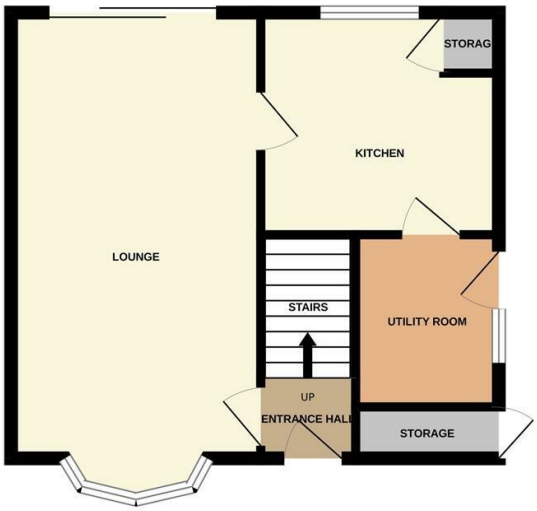
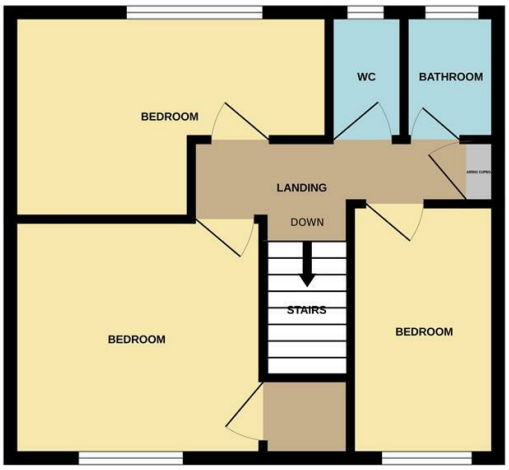
Floor Plan

GROUND FLOOR



1ST FLOOR



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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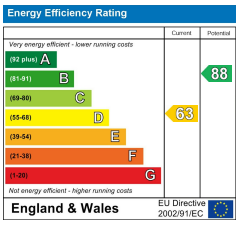

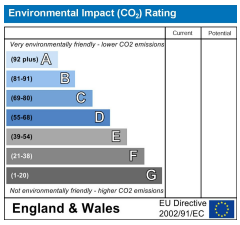

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