

Baddeley Hall Road Baddeley Green Stoke-On-Trent ST2 7LE



Offers In Excess Of £195,000

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

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 stylish breakfast 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!

Perfectly located on Baddeley Hall Road in Baddeley Green, this beautifully presented semi-detached house is a true gem for families seeking comfort and convenience. The property has been much loved and is situated in a popular area, making it an ideal choice for those who value easy access to local amenities and schools.

As you enter, you are welcomed by the entrance hallway that leads to a generous lounge, perfect for family gatherings and relaxation. The fitted breakfast kitchen is both practical and inviting, providing a delightful space for culinary adventures. Additionally, a useful storage room adds to the functionality of the home.

On the first floor, you will find three well-proportioned bedrooms, offering ample space for family members or guests. The family bathroom is conveniently located, ensuring that daily routines are both efficient and comfortable. A noteworthy feature of this property is the useful loft, complete with a skylight, which presents an opportunity for additional storage.

The house benefits from double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year. Outside, the property boasts off-road parking and a low-maintenance frontage, making it easy to manage. The enclosed landscaped rear garden is a delightful retreat, perfect for outdoor entertaining or simply enjoying the fresh air.

This property is a must-see, and viewing is highly recommended to fully appreciate all it has to offer. Don't miss the chance to make this lovely house your new home.

Entrance Hallway

With stairs to the first floor. Radiator.

Lounge

19'7" x 9'9" (5.99 x 2.99)

Double glazed window to the front aspect. Double glazed patio door to the rear aspect with access into the rear garden. Decorative paneling to walls. Wood effect laminate floor. Radiator.



Breakfast Kitchen

11'0" x 9'7" (3.36 x 2.93)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Induction hob with extractor hood above. Built-in oven. Plumbing for automatic washing machine and space for dryer. Inset one and a half sink. Part tiled splash backs. Fitted breakfast bar. Double glazed window to the rear aspect. Tiled floor.



Storage Room

6'6" x 6'5" (1.99 x 1.96)

Double glazed window and Upvc door to side aspect. Wall mounted units. Worktops with space below for appliances.

First Floor

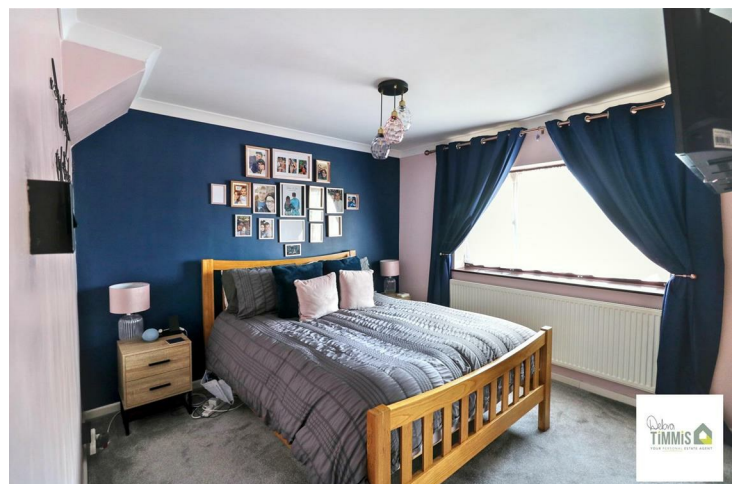
Landing

Cupboard housing gas central heating boiler. Stairs with access to the loft.

Bedroom One

10'4" x 10'0" to chimney (3.15 x 3.05 to chimney)

Double glazed window to the front aspect. Radiator. Walk-in wardrobe/storage.



Bedroom Two

13'7" x 5'11" to robe (4.15 x 1.82 to robe)

Double glazed window. Radiator. Built-in wardrobe.

Bedroom Three

10'7" x 6'4" (3.25 x 1.95)

Double glazed window. Radiator.

Family Bathroom

7'3" x 5'6" (2.22 x 1.69)

White suite comprises, panel bath with mains shower over, pedestal wash hand basin and low level WC. Tiled walls. Heated towel rail. Double glazed window.

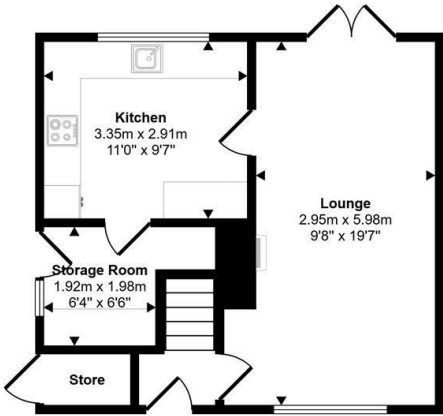


Externally

Low maintenance frontage providing off road parking. Side access to the enclosed rear garden. Integral and attached storage cupboards. To the rear there is a beautiful landscaped garden with patio/seating's areas. Lawn garden with well stocked planted borders.

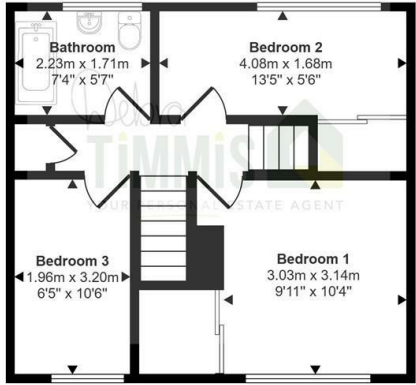


Approx Gross Internal Area
95 sq m / 1020 sq ft

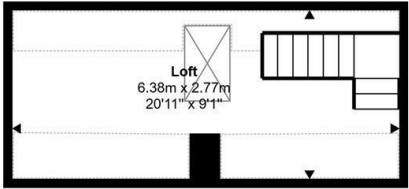


Ground Floor
Approx 38 sq m / 414 sq ft

Denotes head height below 1.5m



First Floor
Approx 39 sq m / 416 sq ft



Second Floor
Approx 18 sq m / 191 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		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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