



72 Baddeley Green Lane

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

You're just too good to be true, can't take my eyes off of you! You will be stuck for words when you set foot in this immaculately presented, spacious townhouse. Beautifully maintained throughout the accommodation comprises a large open plan lounge/dining living space, modern fitted kitchen, utility room and downstairs W.C, three double bedrooms and a huge family bathroom. Externally the property benefits from a fully enclosed low maintenance rear garden laid with Indian stone and a rear access gate. Located in the popular area of Baddeley Green close to local amenities, excellent schooling and canal towpaths. I told you it was too good to be true, trust me when I say you do not want to miss out, call today and arrange your viewing!

Offers in excess of £190,000

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



- STUNNINGLY SPACIOUS TOWN HOUSE
- UTILITY ROOM AND CLOAKROOM
- FULLY ENCLOSED REAR GARDEN LAID WITH INDIAN STONE
- LARGE LOUNGE AND DINING ROOM
- THREE DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- MODERN FITTED KITCHEN
- LARGE FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Lounge/ Dining Room

26'7" x 11'7" (8.12 x 3.54)

A double glazed bay window to the front and a double glazed window to the rear aspect. Electric fireplace and two radiators. Television point.

Entrance Porch

A double glazed UPVC door to the front aspect. Tiled flooring.

Entrance Hall

A door to the front aspect. Radiator and tiled flooring. Stairs to the first floor.

Kitchen

12'9" x 8'7" (3.89 x 2.64)

A double glazed window to the side aspect. Fitted with base units and inset ceramic sink and side drainer with mixer tap. Coordinating work surface areas and partly tiled walls. Electric cooker point. Plumbing for a washing machine and space for a fridge/freezer. Tiled flooring and door to under stair storage. Radiator.

Utility Room

8'9" x 7'5" (2.67 x 2.28)

A double glazed UPVC door to the rear aspect. Fitted with base storage unit and work surface areas.

Plumbing for a washing machine and space for a tumble dryer. Combi boiler. Tiled flooring.

Cloakroom

4'7" x 2'7" (1.42 x 0.80)

A double glazed window to the side aspect. Low level WC and vanity wash hand basin. Radiator and tiled flooring.

FIRST FLOOR

First Floor Landing

22'11" x 5'10" (7.00 x 1.80)

Loft hatch access and airing cupboard.

Bedroom One

15'3" x 12'7" (4.65 x 3.86)

Two double glazed windows to the front aspect. Television point and original feature fireplace. Radiator.

Bedroom Two

13'8" x 8'4" (4.19 x 2.55)

A double glazed window to the rear aspect. Television point and radiator.

Bedroom Three

8'10" x 7'3" (2.71 x 2.22)

A double glazed window to the rear aspect. Radiator.

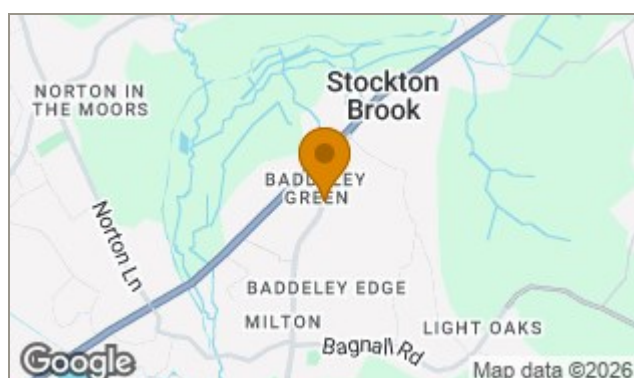
Family Bathroom

12'5" x 5'6" (3.81 x 1.68)

A double glazed window to the side aspect. Fitted with a suite comprising bath with mixer tap and shower over head, wash hand basin and low level WC. Partly tiled walls and radiator.

EXTERIOR

The rear of the property offers a fully enclosed garden with rear gated access. Paved with Indian stone.





Floor Plan



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 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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