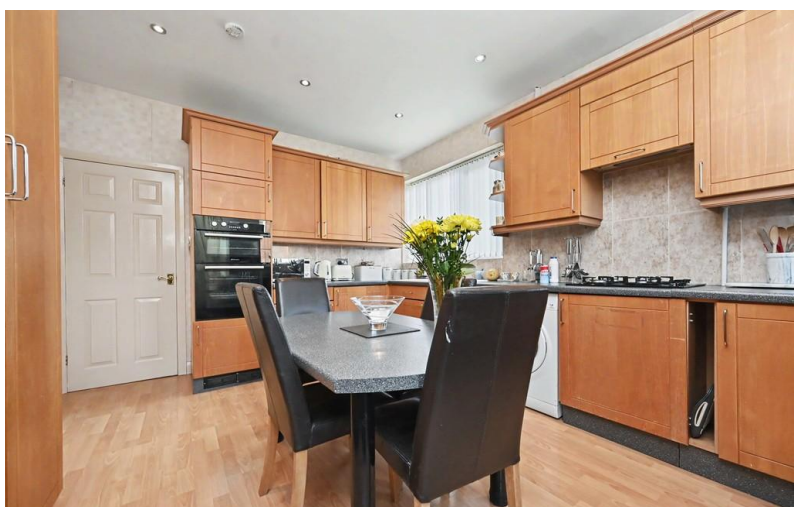


**FOR SALE**



**Malcolm Close, Baddeley Green, Stoke-on-Trent**

2 Bedrooms, 1 Bathroom, Detached Bungalow

**Offers Over £240,000**



## Malcolm Close, Baddeley Green, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers Over £240,000

- Both bedrooms are doubles
- Off-street parking and garage
- Kitchen with dining space
- Separate reception living room
- Good condition throughout



**OVERVIEW** This two-bedroom detached bungalow is for sale in Baddeley Green and is presented in good condition. The property offers a separate reception room, a kitchen with dining space, and a wet room. Both bedrooms are doubles, providing practical accommodation on a single level.

Externally, the bungalow benefits from off-street parking, a single garage and a garden, offering outdoor space for seating or planting.

The property is located within a residential area of Baddeley Green with access to local amenities, including everyday shops, services and healthcare facilities in the surrounding neighbourhoods. A range of supermarkets and larger retail outlets can be found in and around the city, while Stoke-on-Trent's wider area offers leisure facilities, restaurants and cafés.

Nearby green spaces such as local parks and playing fields provide opportunities for walking and outdoor recreation. The wider area includes popular attractions across the Potteries and beyond.

Public transport links are available via nearby bus routes connecting to Stoke-on-Trent city centre and surrounding districts. Stoke-on-Trent railway station, accessible by road from the property, provides services towards Birmingham, Manchester and London, with journey times to Birmingham typically around 50–60 minutes and to Manchester around 45–60 minutes, subject to service selected.

**ENTRANCE PORCH** 3' 6" x 3' 3" (1.09m x 1.00m)  
Entered via a UPVC front door.

**ENTRANCE HALL** 13' 10" x 3' 6" (4.23m x 1.09m)  
Wood effect vinyl flooring, radiator.



**LOUNGE** 17' 1" x 11' 6" (5.23m x 3.52m) Having double glazed bay window to the front elevation, feature fireplace, wood effect vinyl flooring, radiator.

low level WC, wall mounted hand wash basin, and shower, fully tiled walls, double glazed window to the side elevation, radiator.

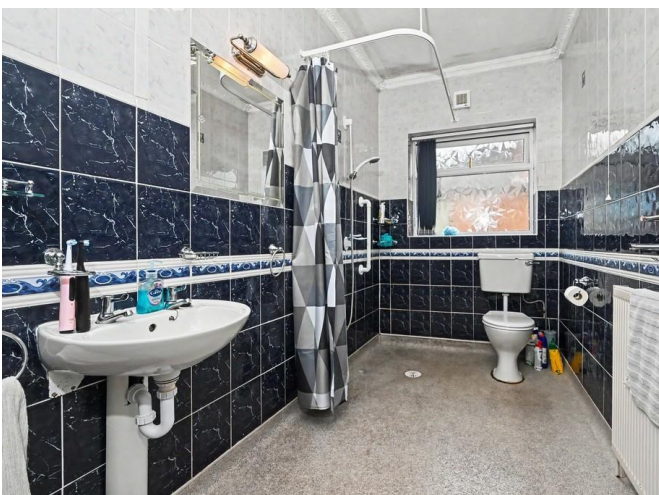
**DINING KITCHEN** 14' 7" x 11' 6" (4.45m x 3.52m) Fitted with an extensive range of wall and base units with worksurface over which incorporates a sink unit and drainer, space for appliances, integrated gas hob and double electric over, dual aspect double glazed windows to the rear and side elevations, UPVC door giving access to the rear garden with glazed side panels, wood effect laminate flooring, two radiators.

**EXTERNAL** The property is approached via a moulded concrete driveway which leads up to a single garage with double door, power and lighting. Lawned garden extend to the remaining three side of the property with paved patio to the rear.

**BEDROOM** 11' 7" x 11' 3" (3.57m x 3.45m) Having double glazed window to the front elevation, fitted wardrobes, wood effect vinyl flooring, radiator.

**BEDROOM** 10' 4" x 9' 10" (3.17m x 3.01m) Double glazed window to the rear elevation, wood effect vinyl flooring, radiator.

**WETROOM** 11' 5" x 5' 5" (3.48m x 1.66m) Comprising;





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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### Ground Floor

All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.