

Hillside Close Baddeley Green Stoke-On-Trent ST2 7LG



Offers In Excess Of £175,000

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 stunning kitchen, utility, lounge/diner 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!

Nestled in the popular cul-de-sac of Hillside Close, this beautifully presented semi-detached house offers a perfect blend of style and comfort. Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge/diner, ideal for both relaxation and entertaining. The stunning fitted kitchen, complete with a utility area, is a chef's delight, providing ample space for culinary creativity.

This charming home boasts three well-proportioned bedrooms, making it perfect for families or those seeking extra space. The family bathroom is thoughtfully designed, ensuring convenience for all residents.

The property enjoys an elevated position, enhancing its appeal. The landscaped rear garden is a true highlight, offering a serene outdoor space for gardening enthusiasts or a delightful area for children to play.

With its stylish interiors and practical layout, this semi-detached house is a must-see. Viewing is highly recommended to fully appreciate the charm and potential this property has to offer.

Entrance Hallway

Composite door to the front aspect. Stairs off to the first floor.

Lounge/Diner

19'9" x 9'10" (6.03 x 3.01)

Double glazed window to the front aspect. Double glazed patio door with access to the rear garden.

Kitchen

10'10" x 9'7" (3.31 x 2.94)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Larder unit. Integral washing machine. Inset sink. Part tiled splash backs. Space for cooker with extractor hood above. Tiled floor. Double glazed window. Inset ceiling spot lights.

Utility Room

9'4" x 6'3" (2.87 x 1.91)

Double glazed window and Upvc door. Worktop with space below. Plumbing for automatic washing machine. Tiled floor. Inset ceiling spot lights. Radiator.

First Floor

Landing

Cupboard housing gas central heating boiler. Loft access.

Bedroom One

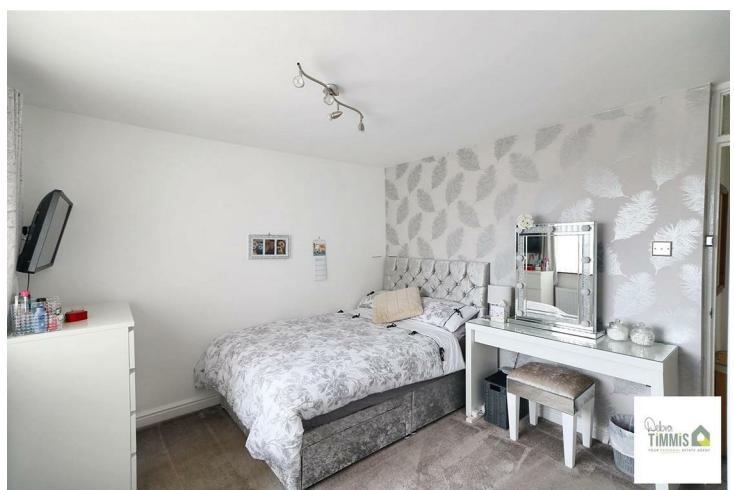
11'5" x 10'6" (3.50 x 3.21)

Double glazed window. Radiator. Walk-in wardrobe.

Bedroom Two

13'8" narrowing to 8'8" x 8'11" (4.19 narrowing to 2.66 x 2.73)

Double glazed window. Radiator.



Bedroom Three

10'9" x 6'4" (3.30 x 1.95)

Double glazed window. Radiator.

Bathroom

7'3" x 5'3" (2.21 x 1.62)

Suite comprises, panel bath with mains shower over having waterfall shower head, wash hand basin and

WC. Tiled walls. Heated towel rail. Inset ceiling spots. Double glazed window.

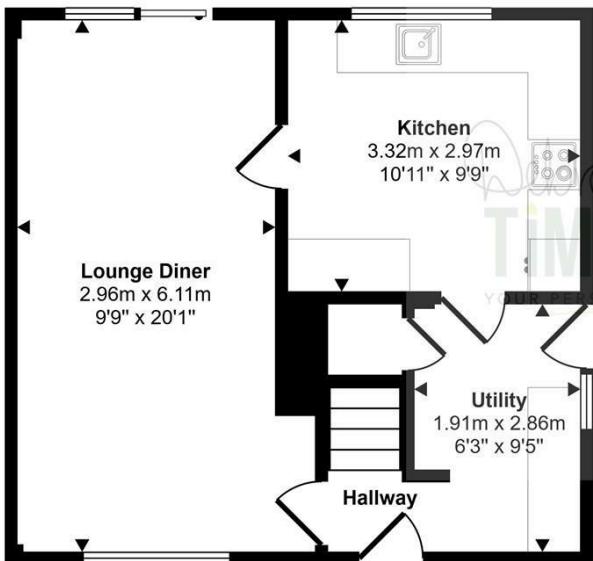


Externally

Elevated position with steps leading to a lawn garden. Delightful landscaped rear garden with patio/seating areas. Lawn garden and feature planters.

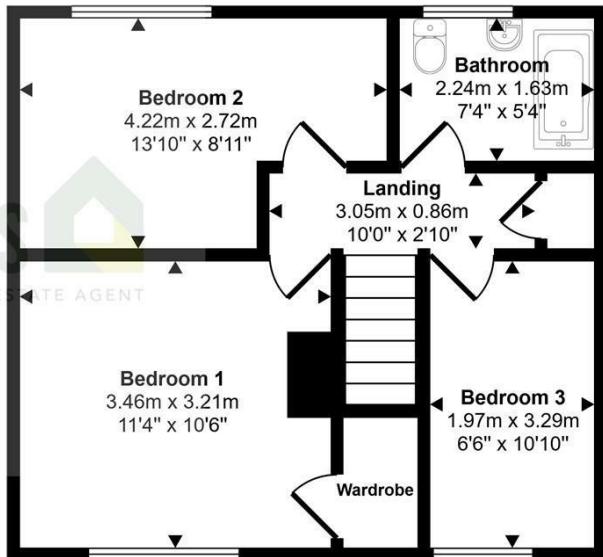


Approx Gross Internal Area
80 sq m / 856 sq ft



Ground Floor

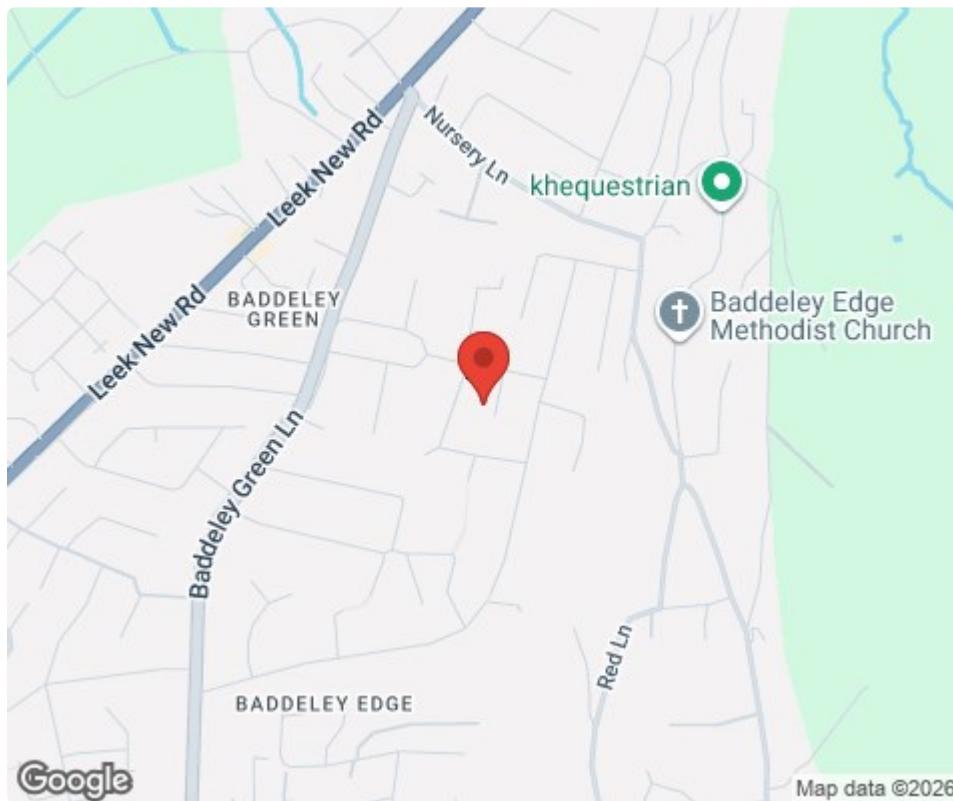
Approx 39 sq m / 420 sq ft



First Floor

Approx 41 sq m / 436 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	
(69-80)	C	
(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