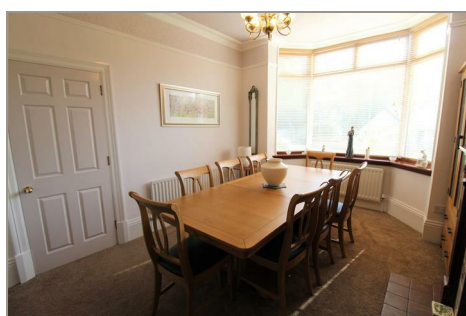




115 Bagnall Road Baddeley Edge, ST2

Somewhere over the rainbow, bluebirds fly. And the dreams that you dream of, Dreams really do come true. Someday I'll wish upon a star, and wake up where the clouds are far behind me. Where trouble melts like lemon drops, high above the chimney tops that's where, you'll find me. In need of some tranquillity, space, a view, open scenery a sense of calm. Well I have found it for you just find the end of the rainbow and it will lead you to this superbly beautiful semi detached residence on Bagnall Road. The true definition of looks can be deceiving, this immaculate family property sits in approximately a third of an acre with lush gardens and landscaping. The accommodation on offer is just as spacious. It comprises four reception rooms, including a lounge, dining room, breakfast room, conservatory. Kitchen, utility room, four bedrooms, attic room and family bathroom. Externally the property has sweeping greenery to be admired from lush lawns, water features; patio areas, vegetable plots, summerhouse and a detached garage with storage above. The driveway can house numerous vehicles and you can enjoy the sun all day long while admiring an open view. Located in the extremely sought after area of Baddeley Edge, close to local amenities, schooling, Bagnall woods and canal towpaths. I told you dreams can come true just look up and find the rainbow. Call today to avoid disappointment and book a viewing.

Offers in excess of £340,000

115 Bagnall Road

, Stoke-On-Trent, ST2 7LW



- STUNNING SEMI DETACHED HOME WITH APPROXIMATELY 1/3 OF AN ACRE
- UTILITY ROOM AND CLOAKROOM
- ATTIC ROOM
- VIEW THIS PROPERTY, BEFORE ITS GONE!
- DINING ROOM, LOUNGE, BREAKFAST ROOM & CONSERVATORY
- FOUR BEDROOMS
- STUNNING GARDEN WITH FAR REACHING VIEWS
- FITTED KITCHEN
- FAMILY BATHROOM
- SUMMER HOUSE WITH POWER & LIGHT

GROUND FLOOR

Entrance Porch

The property has a double glazed entrance door to the front aspect coupled with double glazed windows to the front.

Entrance Hall

12'9" x 3'6" (3.90 x 1.08)

A wooden stained glass entrance door leads from the porch. Stairs to the first floor. Radiator.

Dining Room

14'3" x 11'1" (4.36 x 3.39)

A double glazed bay window overlooks the front aspect. Fireplace with open fireplace. Double wooden stained glass doors lead into the lounge. Radiator.

Lounge

14'4" x 11'9" (4.37 x 3.59)

A double glazed window overlooks the rear and side aspect. Fireplace housing multi fuel log burner. Television point and radiator.

Breakfast Room

13'5" x 8'11" (4.11 x 2.73)

Double glazed patio doors lead into the conservatory. Fireplace housing gas fire. Under stairs cloakroom storage cupboard. Radiator.

Conservatory

12'9" x 12'1" (3.89 x 3.69)

A UPVC conservatory with double glazed patio doors leading out on to the rear patio area and windows to the side and rear. Tiled flooring with underfloor heating.

Kitchen

11'6" x 8'9" (3.52 x 2.69)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset A sterite sink unit and side drainer. Coordinating work surface area and partly tiled walls. Free standing Rangemaster gas hobs and a dual fuel double oven with cooker hood above. Integrated appliances include fridge/freezer and dishwasher. Tiled flooring.

Rear Hallway

8'3" x 3'0" (2.53 x 0.92)

A double glazed access door leads to the side aspect. Radiator.

Utility Room

11'7" x 6'9" (3.55 x 2.06)

A double glazed window overlooks the rear aspect. Fitted with wall and base storage units, integrated fridge/freezer and space and plumbing for washing machine and tumble dryer. Tiled flooring, loft access hatch and radiator..

Cloakroom

6'4" x 3'0" (1.95 x 0.92)

A double glazed window overlooks the side aspect. Low level W.C, wash hand basin. Radiator.

FIRST FLOOR

First Floor Landing

Access to loft room.

Bedroom One

12'9" x 8'11" (3.91 x 2.73)

A double glazed window overlooks the rear and side aspect. Fitted with a range of wardrobes and drawers. Radiator.

Bedroom Two

12'0" x 7'6" (3.67 x 2.29)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Three

11'5" x 8'7" (3.48 x 2.62)

A double glazed window overlooks front aspect. Radiator.

Bedroom Four

8'9" x 6'7" (2.67 x 2.02)

A double glazed window overlooks the side aspect. Fitted wardrobes, vanity hand wash basin. Radiator.

Bathroom

8'7" x 5'0" (2.62 x 1.53)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C, wash hand basin and bidet. Fully tiled walls and radiator.

Attic Room

13'10" x 12'10" (4.22 x 3.92)

A Velux window overlooks the rear aspect. Eaves storage and cupboard housing hot water cylinder. Radiator.

EXTERIOR

The property sits on sizeable plot in approximately 1/3 of an acre, the garden is laid to range of lawned areas, paved patios one with Indian stone, flower bed borders and vegetable plots. Large summerhouse with power and lighting and electric heater, log store and water feature. The property has a long gravelled driveway leading to the garage which comfortably houses numerous vehicles. To the front the property is approached by steps to the entrance door and access to the side gardens.

Garage

Double wooden doors. Power and lighting. Storage space above with access door to the rear.

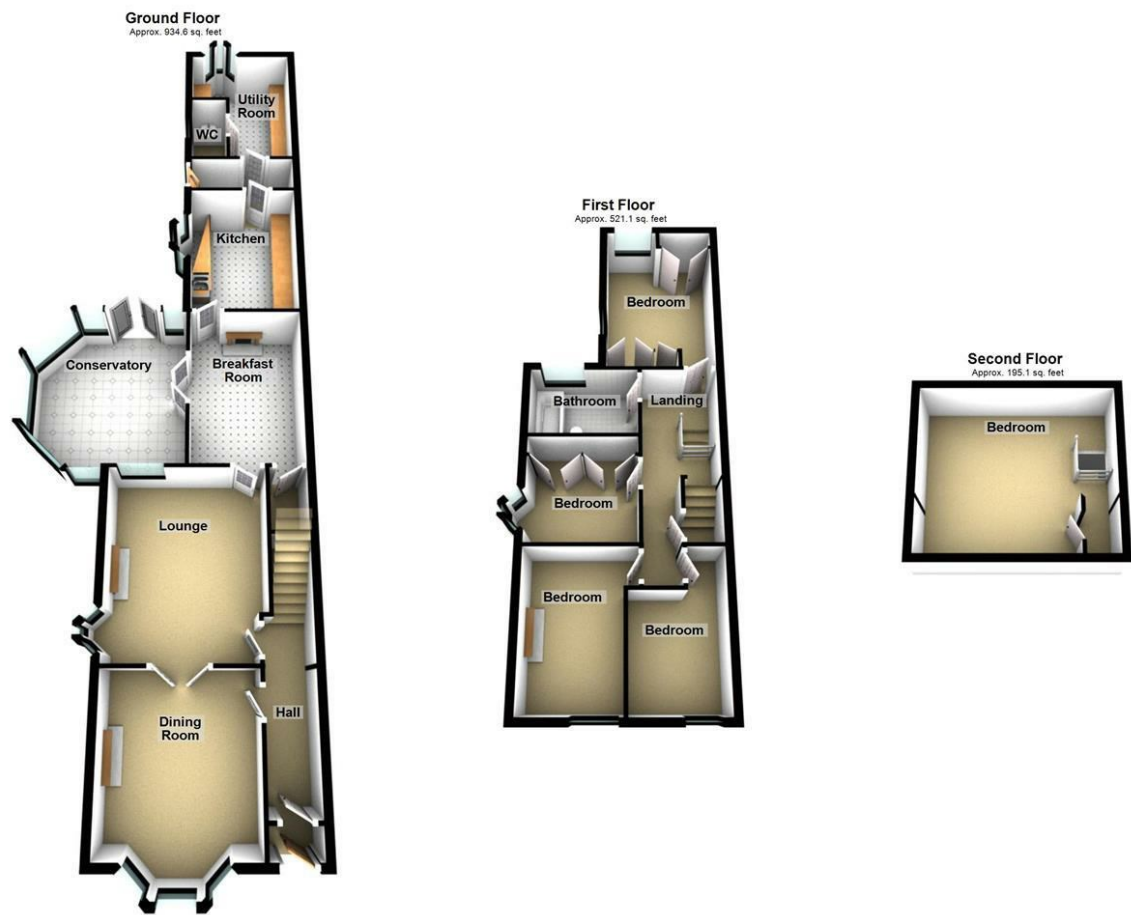
Council Tax Band

Council Tax Band C.

Purchaser should seek confirmation prior to completion



Floor Plan



Total area: approx. 1650.8 sq. feet

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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