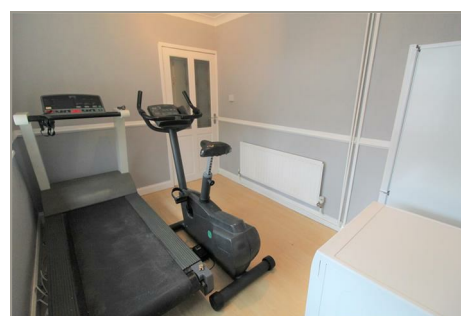




45 Baker Crescent South

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

Time to set sail, the sun is on the horizon, the coordinates are set, the anchor is up... were heading SOUTH! Plain sailing all the way over to Baker Crescent SOUTH where you will find this immaculate semi detached townhouse nestled away in a cul-de-sac in the popular area of Baddeley Green. The spacious accommodation on offer comprises lounge, kitchen, dining room, three good sized bedrooms and family bathroom. Externally the property benefits from off road parking to the front and to the rear a fully enclosed well maintained rear garden with concrete shed and W.C. Located in the extremely sought after area of Baddeley Green, close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre of Hanley and market town of Leek. All aboard the final whistle has blown and it the sea is calm, lets set sail, lets head SOUTH! Call today to book a viewing.

Offers in excess of £170,000

45 Baker Crescent South

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



- BEAUTIFUL MID TOWN HOUSE
- DINING ROOM
- AMPLE OFF ROAD PARKING
- SOUGHT AFTER LOCATION, VIEWING IS A MUST!
- LOUNGE WITH PATIO DOORS TO THE REAR GARDEN
- THREE GOOD SIZED BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM
- PERFECT FAMILY HOME

GROUND FLOOR

Entrance Hall

10'0" x 7'10" (3.06 x 2.40)

A UPVC door to the front aspect and a single glazed window to the front aspect. Radiator and telephone line. Door to under stair storage cupboard and stairs to the first floor. Laminate flooring.

Lounge

15'5" x 10'10" (4.71 x 3.32)

Double glazed patio doors to the rear aspect and double glazed windows to the rear aspect. Gas fireplace and radiator. Television point, laminate flooring.

Dining Room

10'6" x 7'11" (3.22 x 2.42)

A double glazed window to the front aspect. Radiator and laminate flooring.

Kitchen

12'11" x 9'11" (3.96 x 3.04)

UPVC door to the rear aspect and double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer

with mixer tap, co ordinating work surface areas. Integrated appliances include Technik range master with electric oven and gas hob, fridge and freezer, washing machine and dishwasher. Radiator and tiled flooring.

FIRST FLOOR

Landing

11'6" x 7'6" (3.52 x 2.29)

Single glazed window to the front aspect. Stairs from the ground floor, loft access and door to good sized storage cupboard.

Bedroom One

10'11" x 10'10" (3.33 x 3.31)

A double glazed window to the rear aspect. Radiator and doors to storage cupboard. Laminate flooring.

Bedroom Two

10'10" x 10'2" (3.32 x 3.11)

Two double glazed windows to the front aspect. Radiator and television point.

Bedroom Three

10'1" x 8'8" (3.08 x 2.66)

A double glazed window to the

front aspect. Door to storage cupboard and radiator.

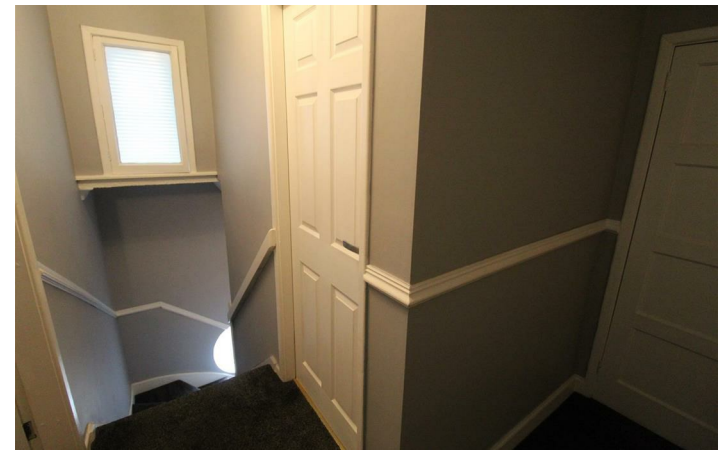
Bathroom

7'6" x 7'3" (2.31 x 2.23)

A double glazed window to the rear aspect. Fitted with a suite comprising bath with mixer tap and shower above, wash hand basin and low level W.C. Fully tiled walls and vertical towel rail. Door to storage cupboard housing combi boiler. Vinyl floor tiles.

EXTERIOR

The front of the property has a large block paved driveway, there is access down the side of the property to the rear garden. The rear garden is fully enclosed with a paved patio and laid to lawn garden. Concrete shed and W.C.



Floor Plan



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.
Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

