



30 Malcolm Close

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

Are some secrets worth keeping? Well I would definitely be keeping this semi detached three bedroom property under lock and key! As this secret is unheard of, a property with no upward chain, in Baddeley Green! Yes you heard me right but all the best secrets eventually come out and this one is going to be hard to keep hidden. Boasting a large entrance hall, two reception rooms, fitted kitchen, ground floor lavatory, three bedrooms and family bathroom. Externally there is ample off road parking, detached garage and fully enclosed lawned rear garden with paved patio area and flower bed borders. Located in the sought after area of Baddeley Green close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre. So sssshhhh keep this one to yourself don't let the secret get out before you make it yours, especially when its also being sold with no upward chain. Book your viewing today.

£175,000

30 Malcolm Close

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- SPACIOUS SEMI DETACHED PROPERTY
- FITTED KITCHEN
- FAMILY BATHROOM
- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- LAVATORY
- OFF ROAD PARKING & GARAGE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- LAWNED REAR GARDEN

GROUND FLOOR

Entrance Hall

13'3" x 7'10" (4.04 x 2.40)

The property has a double glazed entrance door to the front aspect coupled with glazed windows. Stairs to first floor and radiator.

Lounge

12'4" x 12'3" (3.77 x 3.75)

A double glazed window overlooks the rear aspect. Wall mounted gas fire. Radiator.

Dining Room

11'11" x 11'6" (3.65 x 3.51)

A double glazed bay window overlooks the front aspect. Wall mounted gas fire. Radiator.

Kitchen

9'9" x 9'1" (2.98 x 2.77)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas, space and plumbing for washing machine and fridge. Freestanding electric cooker with cooker hood above. Under stairs storage cupboard with space for freezer.

Porch

5'8" x 2'8" (1.73 x 0.82)

A double glazed access door leads out to the side aspect. A radiator is present. Off this is a room containing the central heating boiler and space for tumble dryer.

Lavatory

5'2" x 2'11" (1.58 x 0.90)

A double glazed window overlooks the side aspect. Low level W.C and radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

13'10" x 9'10" (4.24 x 3.02)

A double glazed bay window overlooks the front aspect. Fitted with a range of wardrobes, storage cupboards and shelving. Radiator.

Bedroom Two

10'8" x 8'9" (3.27 x 2.67)

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

Bedroom Three

7'11" x 7'10" (2.42 x 2.40)

A double glazed window overlooks the front aspect. Fitted storage cupboard and radiator.

Bathroom

9'0" x 6'6" (2.76 x 2.00)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising panelled bath with shower over, low level W.C and wash hand basin. Fully tiled walls, airing cupboard housing hot water cylinder and immersion heater. Radiator. Loft access hatch to insulated loft.

EXTERIOR

To the front the property has a gated paved driveway, leading down the side to the rear of the property. Inset lawned area with flower bed borders. To the rear the property is laid to lawn with flower bed borders and a paved patio seating area. To the rear end of the garden there is a fenced off access to a stream that runs through the back of the garden.

Garage

Double doors to the front and full width window to the rear. Power and lighting.

Council Tax Band

Council tax band- C

Purchaser should seek confirmation prior to completion



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.
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