



15 Stanley Grove

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

GOOOOAAALLLLLL!!!! We have definitely scored here! Forget Sir STANLEY Matthews on the ball, this spacious semi detached property on STANLEY Grove will have you feeling like you have scored a hat trick! Immaculately presented throughout the accommodation on offer comprises a large lounge/dining room complete with mutli fuel log burner and patio doors leading out to the rear garden, modern fitted kitchen with integrated NEFF appliances, spacious utility room, three bedrooms and a contemporary family bathroom. Externally the property is nestled away in the corner of a cul-de-sac with ample off road parking, garage for storage and a fully enclosed low maintenance rear garden laid to Indian stone. 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. Play to the whistle, the 90 minutes are nearly up, you need to make sure this trophy is yours! Do not hesitate call to book your viewing today 01782 789369.

£215,000

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- IMMACULATE SEMI DETACHED
- UTILITY ROOM
- AMPLE OFF ROAD PARKING
- LOUNGE/DINING ROOM
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM
- CUL-DE-SAC LOCATION

GROUND FLOOR

Entrance Hall

8'1" x 6'11" (2.48 x 2.13)

The property has a double glazed entrance door to the front aspect. Under stairs storage cupboard. Double doors into the lounge/dining room. Stairs to the first floor. Radiator.

Lounge/Diner

25'5" x 10'9" (7.75 x 3.29)

A double glazed window overlooks the front aspect and double glazed patio doors lead out to the rear aspect. Fireplace housing multi fuel log burner. Television point. Space for table and chairs. Two radiators.

Kitchen

9'10" x 8'9" (3.00 x 2.69)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit with side drainer and coordinating work surface areas. Integrated appliances include NEFF double electric oven, gas hob and cooker hood. Integrated fridge and dishwasher. Under stairs open storage. Ceiling spotlights and partly tiled walls. Access door into utility room.

Utility Room

9'3" x 8'3" (2.83 x 2.54)

A double glazed window overlooks the rear aspect coupled with a UPVC stable door leading out to the rear garden. Fitted with wall and base storage units, with inset stainless steel sink unit and side drainer. Work surface areas and space and plumbing for fridge/freezer, washing machine and tumble dryer. Wall mounted central heating boiler. Radiator. Access door into the garage.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

12'9" x 10'11" (3.91 x 3.33)

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

Bedroom Two

11'0" x 10'9" (3.37 x 3.30)

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

Bedroom Three

7'9" x 6'8" (2.38 x 2.05)

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

Bathroom

8'4" x 6'7" (2.55 x 2.02)

A double glazed window overlooks the front aspect. Fitted with a suite comprising p-shaped bath with shower over, vanity hand wash basin, low level W.C Partly tiled walls and ladder style towel heater. Radiator and extractor fan.

EXTERIOR

To the front the property has a large block paved driveway with ample off road parking. To the rear the garden is low maintenance and laid to Indian stone with raised sleeper flower bed borders, garden shed and fully enclosed by panelled fencing.

Garage

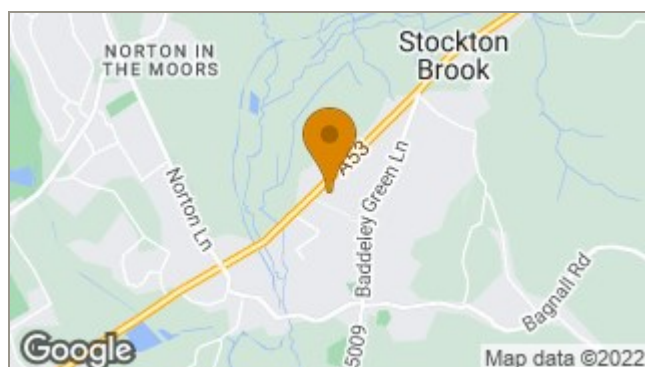
8'4" x 8'3" (2.55 x 2.54)

Partially converted the garage is used for storage with an up and over door. Power and lighting and access door into the utility room.

Council Tax Band

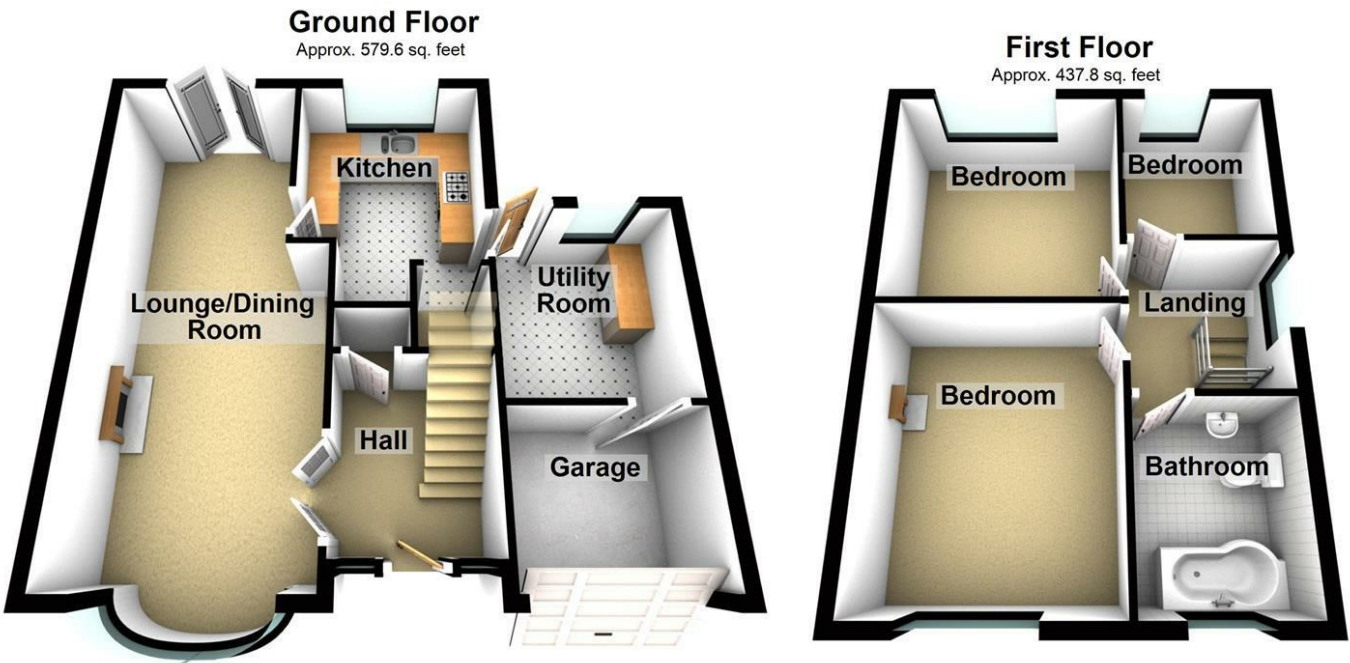
Council Tax Band C.

Purchaser should seek confirmation prior to completion





Floor Plan



Total area: approx. 1017.4 sq. feet

Plan produced by www.firstpropertyservices.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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