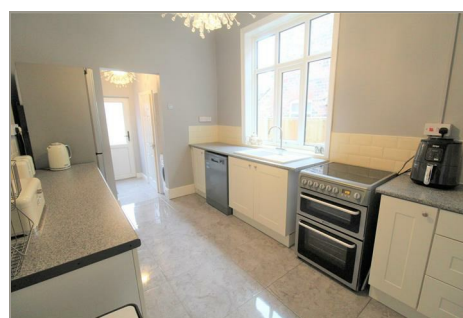




72 Baddeley Green Lane

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

You're just too good to be true, can't take my eyes off of you! You will be stuck for words when you set foot in this immaculately presented, spacious townhouse. Beautifully maintained throughout the accommodation comprises a large open plan lounge/dining living space, modern fitted kitchen, three double bedrooms and a huge family bathroom. Externally the property is laid to Indian stone and has a gated access to the rear. I told you it was too good to be true, trust me when I say you do not want to miss out, call today and arrange your viewing!

Fixed Price £150,000

72 Baddeley Green Lane

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



- STUNNING TOWN HOUSE
- UTILITY ROOM AND CLOAKROOM
- FULLY ENCLOSED REAR GAREN
- LARGE LOUNGE AND DINING ROOM
- THREE DOUBLE BEDROOMS
- BEAUTFIUL FEATURES
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Porch

A double glazed UPVC door to the front aspect. Tiled flooring.

Entrance Hall

A door to the front aspect. Radiator and tiled flooring. Stairs to the first floor.

Lounge/ Dining Room

26'7" x 11'7" (8.12 x 3.54)

A double glazed window to the front and a double glazed window to the rear aspect. Electric fireplace and two radiators. Television point and television line.

Kitchen

12'9" x 8'7" (3.89 x 2.64)

A double glazed window to the side aspect. Fitted with base units and inset ceramic sink and side drainer with mixer tap. Coordinating work surface areas and partly tiled walls. Space for a gas or electric cooker. Plumbing for a washing machine and space for a fridge/freezer. Radiator and partly tiled walls. Tiled flooring and door to under stair storage.

Utility Room

8'9" x 7'5" (2.67 x 2.28)

A double glazed UPVC door to the rear aspect. Fitted with base storage unit and work surface areas. Plumbing for a washing machine and space for a tumble dryer. Combi boiler. Tiled flooring.

Cloakroom

4'7" x 2'7" (1.42 x 0.80)

A double glazed window to the side aspect. Low level WC and vanity wash hand basin. Radiator and tiled flooring.

FIRST FLOOR

Landing

22'11" x 5'10" (7.00 x 1.80)

Stairs from the ground floor and loft hatch access.

Bedroom One

15'3" x 12'7" (4.65 x 3.86)

Two double glazed windows to the front aspect. Radiator and fire place.

Bedroom Two

13'8" x 8'4" (4.19 x 2.55)

A double glazed window to the rear aspect. Radiator.

Bedroom Three

8'10" x 7'3" (2.71 x 2.22)

A double glazed window to the rear aspect. Radiator.

Family Bathroom

12'5" x 5'6" (3.81 x 1.68)

A double glazed window to the side aspect. Fitted with a suite comprising bath with mixer tap and shower over head, vanity wash hand basin and low level WC. Partly tiled walls and radiator.

EXTERIOR

The rear of the property offers a fully enclosed garden with rear gated access. Paved with Indian stone.

AGENTS NOTES

The current vendors have carried out work including re-wiring, heating system, boiler and felted roof in 2014.



Floor Plan



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.

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 ©2021

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.

