



71 Baddeley Hall Road

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

If you're anything like us, we love a property that has the SPACE and potential to be our DREAM HOME! This property has everything you could need to make that dream a reality. Perfectly proportioned throughout, sitting on a sizeable plot and located in the popular area of Baddeley Green, you will need to be quick to not let this opportunity pass you by. The accommodation on offer comprises of a large lounge and kitchen, three good sized bedrooms and a family bathroom. Externally, the property benefits from off road parking, and a large fully enclosed rear garden. Located close to local amenities and highly regarded schools, when opportunity knocks, let us open the door for you! Book your viewing today.

£125,000

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- SPACIOUS MID TOWN HOUSE
- THREE GOOD SIZE BEDROOMS
- OFF ROAD PARKING
- LARGE LOUNGE
- FAMILY BATHROOM
- SOLD WITH NO UPWARD CHAIN
- FAMILY KITCHEN/DINER
- HUGE REAR GARDEN
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

9'11" x 3'4" (3.03 x 1.02)

A double glazed door and double glazed window to the front aspect. Radiator. Stairs leading to the first floor.

Lounge

20'8" x 11'3" (6.32 x 3.45)

A double glazed window overlooks the front aspect. Double glazed sliding patio doors to the rear aspect. Electric fireplace. Radiator.

Kitchen

16'6" x 10'11" (5.05 x 3.35)

Double glazed window and door overlook the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Coordinating work surface areas and partly tiled walls. Gas cooker with cooker hood above. Radiator. Central heating boiler. Understairs storage cupboard.

FIRST FLOOR

First Floor Landing

10'0" x 2'6" (3.06 x 0.77)

Stairs leading from ground floor. Loft hatch access.

Bedroom One

11'6" x 10'4" (3.53 x 3.15)

A double glazed window to the front aspect. Built in wardrobes. Radiator.

Bedroom Two

13'7" x 8'11" (4.15 x 2.73)

A double glazed window to the rear aspect. Radiator.

Bedroom Three

10'10" x 6'3" (3.31 x 1.92)

A double glazed window overlooks the rear aspect. Radiator. Open wardrobe/storage.

Bathroom

7'3" x 5'5" (2.21 x 1.66)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with a shower head above. Vanity wash hand basin and low level W.C. Partly tiled walls and radiator.

EXTERIOR

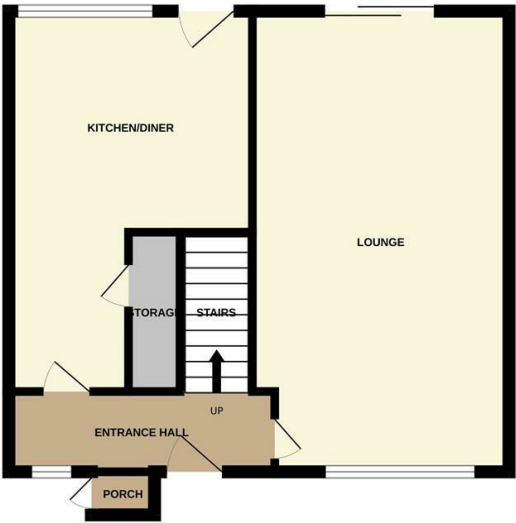
The front of the property is paved providing off road parking. There is also storage to the left of the front door.

The rear garden is fully enclosed, partly laid to lawn and paving with mature shrubs and trees. Shed.

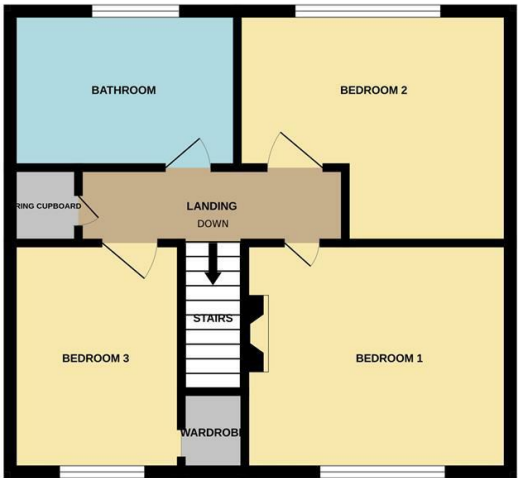


Floor Plan

GROUND FLOOR



1ST FLOOR



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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