



113 Baddeley Green Lane

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

CELEBRATE GOOD TIMES, COME ON!!! Let's celebrate! It will be celebrations all round when you bag yourself this stunning semi detached property on Baddeley Green Lane! Immaculate throughout this spacious property in the extremely popular area of Baddeley Green is ready and waiting for a new owner. The accommodation on offer comprises of a snug lounge with bay window, open plan kitchen/dining/family room with integrated appliances and log burner, two double bedrooms and a contemporary bathroom suite. Externally the property has ample off road parking, a detached garage and a large enclosed rear garden laid to lawn with a decked seating area. So come on now, celebration. Let's all celebrate and have a good time because this one is to be good to be true! Don't sit around and don't delay ring and book your viewing today!

Offers in excess of £170,000

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- STUNNING SEMI DETACHED
- OPEN PLAN KITCHEN/DINER/FAMILYROOM
- LARGE REAR GARDEN
- EXCELLENT SCHOOLING
- EXTREMELY POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING
- SPACIOUS LOUNGE
- MODERN BATHROOM
- DETACHED GARAGE

GROUND FLOOR

Entrance Hall

14'1" x 5'10" (4.30 x 1.78)

The property has a double glazed entrance door. Stairs to the first floor. Under stairs storage cupboard. Tiled flooring and radiator.

Lounge

10'4" x 7'9" (3.15 x 2.38)

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

Open Plan Kitchen/Diner

Kitchen Area

13'10" x 6'0" (4.23 x 1.83)

A double glazed window overlooks the side aspect with a double glazed access door to the rear. Fitted with a range of wall and base storage units with inset stainless sink unit and side drainer with coordinating work surface areas. Integrated electric oven and gas hob over. Integrated appliances include

fridge/freezer and washing machine. Radiator.

Dining Area

16'11" x 6'0" (5.18 x 1.83)

Double glazed patio doors lead out to the rear aspect. Fireplace housing log burner. Two radiators and space for table and chairs. Ceiling spotlights.

FIRST FLOOR

First Floor Landing

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

Bedroom One

16'10" x 13'6" (5.14 x 4.14)

A double glazed bay window overlooks the front aspect coupled with another double glazed window to the front. Television point and two radiators.

Bedroom Two

10'10" x 10'3" (3.31 x 3.14)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

9'3" x 7'0" (2.82 x 2.14)

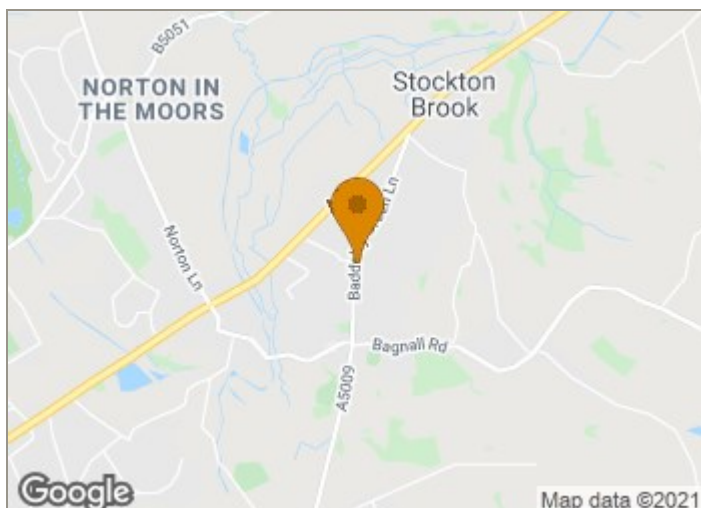
A double glazed window overlooks the rear aspect. Fitted with a suite comprising P-shaped bath with waterfall shower over, low level W.C and wash hand basin. Partly tiled walls, extractor fan and ceiling spotlights. Ladder style towel radiator.

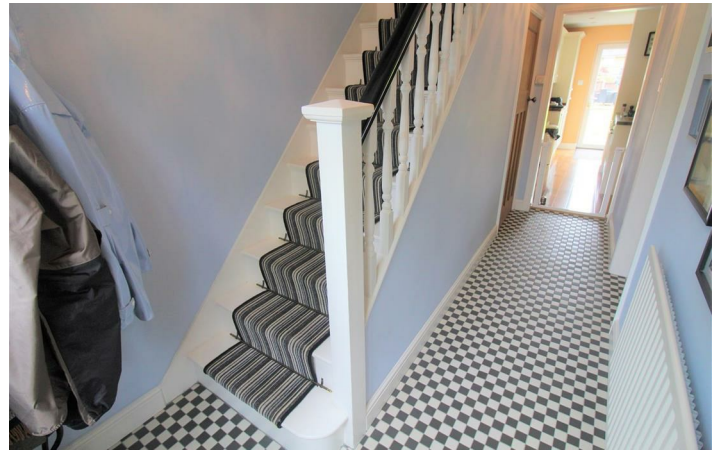
Exterior

To the front there is a block paved driveway which leads down the side of the property to the detached garage. To the rear there is a large lawned area with a decked seating area at the rear end of the garden. The rear garden is enclosed by panelled fencing and has a gated access.

Garage

Detached garage with up and over door with power and lighting.





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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