



5 Brookfield Road

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

Every project, starts with a story. So start your story here at Brookfield Road as I have a project for you to make your own. A spacious semi detached property in the popular area of Baddeley Green is being sold with no upward chain and is ready for a new owner to give it a new lease of life. The accommodation on offer comprises a lounge, kitchen/diner, three good sized bedrooms and family bathroom. Externally the property benefits from a large front garden that could be made into off road parking and mature rear garden. Located in the area of Baddeley Green close to local amenities, schooling and walks. Start to write your story here and call today to book a viewing.

£110,000

5 Brookfield Road

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



- SPACIOUS SEMI DETACHED PROPERTY
- FAMILY BATHROOM
- IN NEED OF MODERNISATION
- LARGE LOUNGE & GOOD SIZED KITCHEN DINER
- MATURE REAR GARDEN AND POTENTIAL FOR OFF ROAD PARKING AT THE FRONT
- POPULAR LOCATION
- THREE DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

9'4" x 4'3" (2.87 x 1.30)

A UPVC door to the front aspect. Stairs to the first floor.

Lounge

19'7" x 11'3" (5.98 x 3.43)

UPVC windows to the front and rear aspect. Gas fireplace and two radiators. Television point.

Kitchen/ Diner

14'10" x 10'11" (4.54 x 3.33)

UPVC windows to the side and rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and drainer. Co ordinating work surface areas and partly tiled walls. Gas cooker and washing machine. Radiator.

Sun Room

10'6" x 5'2" (3.22 x 1.59)

UPVC window to the rear aspect and two doors to the side aspect.

FIRST FLOOR

Landing

10'1" x 2'7" (3.08 x 0.81)

Stairs from the ground floor. Loft hatch and door to storage cupboard housing combi boiler.

Bedroom One

11'6" x 10'4" (3.51 x 3.17)

A UPVC window to the front aspect, Radiator and door to dressing area.

Bedroom Two

13'11" x 9'6" (4.25 x 2.90)

A UPVC window to the rear aspect. Radiator.

Bedroom Three

10'8" x 6'5" (3.27 x 1.97)

A UPVC window to the front aspect. Radiator.

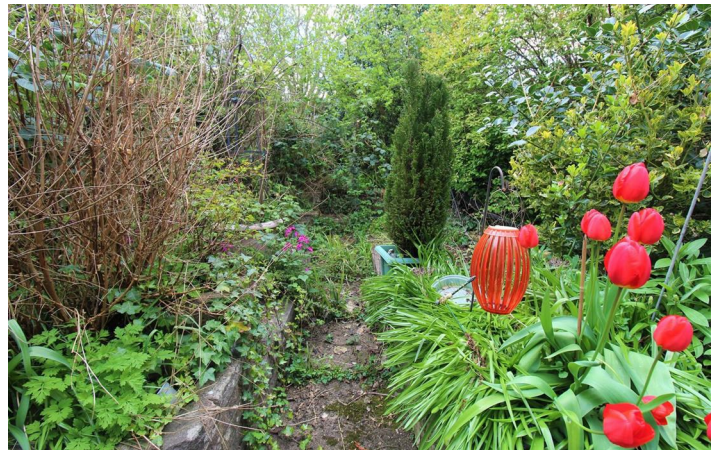
Bathroom

7'3" x 5'4" (2.21 x 1.65)

A UPVC window to the rear aspect. Fitted with a suite comprising double shower cubicle, wash hand basin and low level W.C. Radiator.

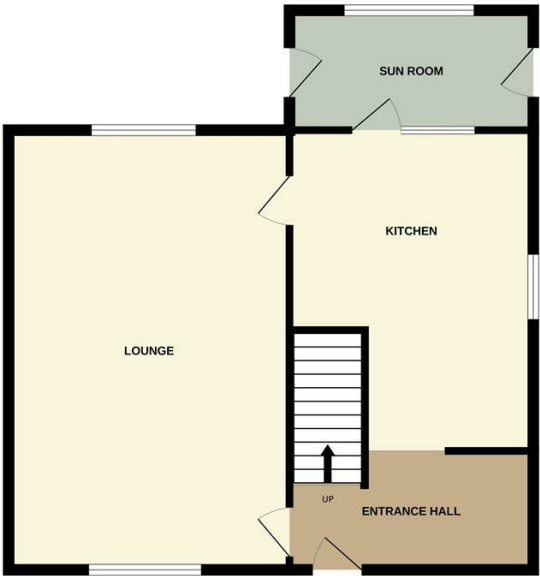
EXTERIOR

To the front of the property there is a gravelled garden. The rear has a range of mature hedges and borders.



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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