



31 Malcolm Close

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

Let me hand you a gift, a magic lamp! See all you gotta do is rub that lamp, and I'll say... Mister Home hunter, sir. What will your pleasure be? Let me take your requirements, jot it down. You ain't never had a friend like me! Well lets be best of friends, because I can guarantee I have everything on that magical tick box list. Three double bedrooms? Check. Two reception rooms? Check. Modern fitted kitchen? Check. Corner plot, off road parking? Check. Located in the extremely popular area of Baddeley Green? Check check check! Beautifully presented spacious semi detached property ready and waiting. You're the boss, the king, the shah. Say what you wish, it's yours! True dish! I'm in the mood to help you dude! You ain't never had a friend like me!! Call today and do not delay a viewing is a must!

Asking price £214,950

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- IMMACULATE SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN
- DRIVEWAY & GARAGE
- EARLY VIEWING A MUST
- CORNER PLOT
- THREE DOUBLE BEDROOMS
- ENCLOSED GARDENS
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall/Study

13'8" x 12'7" (4.19 x 3.84)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the side. Under stairs storage cupboard. Ceiling spotlights. Radiator.

Lounge

19'6" x 10'8" (5.95 x 3.27)

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

Dining Room

12'3" x 11'11" (3.75 x 3.65)

A double glazed bay window overlooks the front aspect. Radiator.

Kitchen

15'0" x 9'3" (4.58 x 2.82)

Two double glazed windows overlook the side and rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated double

electric oven, gas hob with cooker hood above and dishwasher. Space for fridge/freezer and plumbing for washing machine. Ceiling spotlights and vertical height radiator.

Rear Hallway

9'1" x 7'8" (2.79 x 2.35)

A double glazed door leads out to the rear garden. Radiator. Access to the boiler room housing combi boiler.

W.C

5'1" x 2'11" (1.57 x 0.89)

A double glazed window overlooks the side aspect. Low level W.C and wash hand basin.

FIRST FLOOR

First Floor Landing

Original stained glass window to the side aspect. Loft access hatch. Radiator.

Bedroom One

14'1" x 9'10" (4.31 x 3.01)

A double glazed bay window overlooks the front aspect. Fitted with a range of wardrobes and dressing table area. Radiator.

Bedroom Two

11'5" x 10'6" (3.48 x 3.21)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

11'10" x 8'9" (3.62 x 2.69)

A double glazed window overlooks the front aspect. Fitted wardrobes. Radiator.

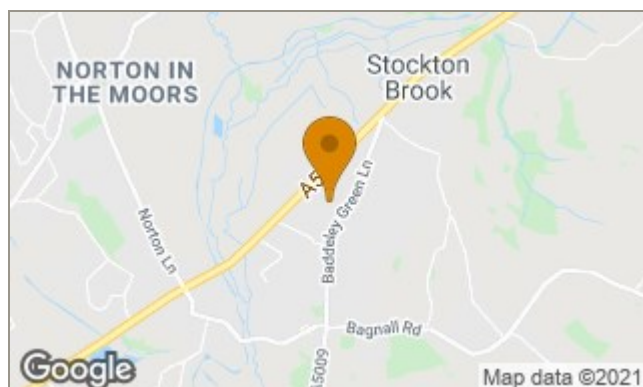
Bathroom

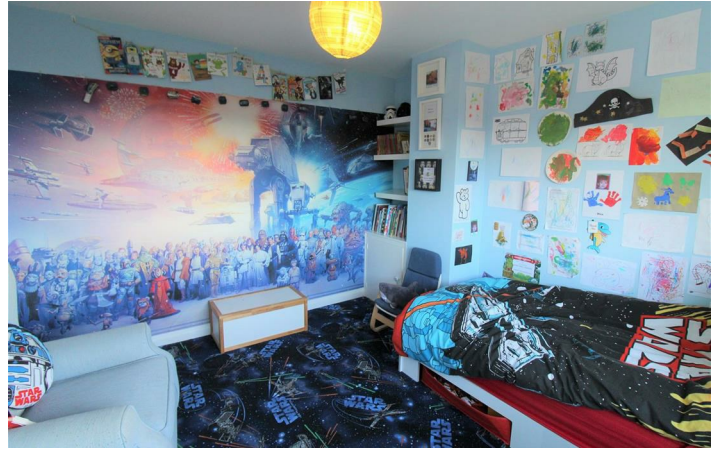
9'1" x 6'5" (2.77 x 1.98)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, separate shower unit, low level and vanity hand wash basin. Fully tiled walls and ceiling spotlights. Extractor fan. Ladder style towel radiator.

EXTERIOR

To the front there is a lawned area and mature shrubs and trees with a paved pathway leading to the entrance door. To the rear the garden is paved and there is a driveway leading to the garage with hedge borders. Car port and access door to the boiler room.





Floor Plan



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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.

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