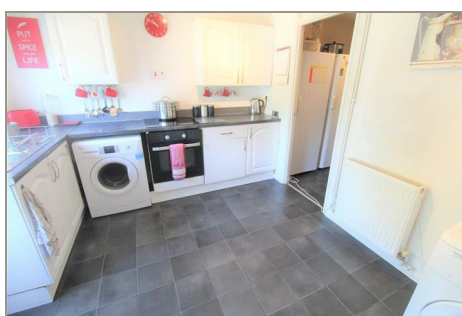




9 Edge View Road

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

They say living on the EDGE is risky, but the view is better!!! Well here you can live on the EDGE but let me take the risk away as this spacious townhouse on EDGE View Road is up for the taking. Take in the view of this three bedroom property, with a spacious lounge, breakfast kitchen, utility room, three bedrooms and bathroom with separate toilet. Externally the property benefits from off road parking and a lawned rear garden and all this is sold with NO UPWARD CHAIN! Take a leap off faith and jump over the EDGE and on to EDGE View Road. Call to book a viewing today.

Offers in excess of £109,950

9 Edge View Road

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



- MID TOWN HOUSE LOCATED IN BADDELEY GREEN
- LARGE KITCHEN WITH UTILITY AREA
- CLOSE TO SCHOOLS AND LOCAL AMENITIES
- THREE GOOD SIZED BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING
- LARGE LOUNGE AREA
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

3'10" x 3'8" (1.17 x 1.14)

A double glazed door to the front aspect and radiator.

Lounge

19'7" x 11'3" (5.98 x 3.45)

Two double glazed windows one to the front aspect and one to the rear aspect. Two radiators and television point.

Kitchen

10'11" x 9'10" (3.33 x 3.00)

A double glazed window to the rear aspect with double glazed door leading out to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Integrated electric oven and hob. Plumbing for a washing machine and space for fridge/freezer.

A door leading to storage cupboard houses boiler.

Utility Room

10'2" x 6'5" (3.11 x 1.97)

Space for fridge/Freezer and radiator. Door leading to the front entrance.

FIRST FLOOR

Landing

10'2" x 2'7" (3.10 x 0.80)

Stairs leading from the ground floor, loft hatch access and door leading to storage cupboard.

Bedroom One

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

A double glazed window to the front aspect. Door leading to storage cupboard. Radiator.

Bedroom Two

14'1" x 8'11" (4.30 x 2.73)

A double glazed window to the rear aspect. Radiator and television point.

Bedroom Three

10'8" x 6'5" (3.26 x 1.97)

A double glazed window to the front aspect. Radiator and television point.

Cloakroom

5'9" x 2'4" (1.76 x 0.72)

A double glazed window to the rear aspect. Low level W.C and radiator.

Bathroom

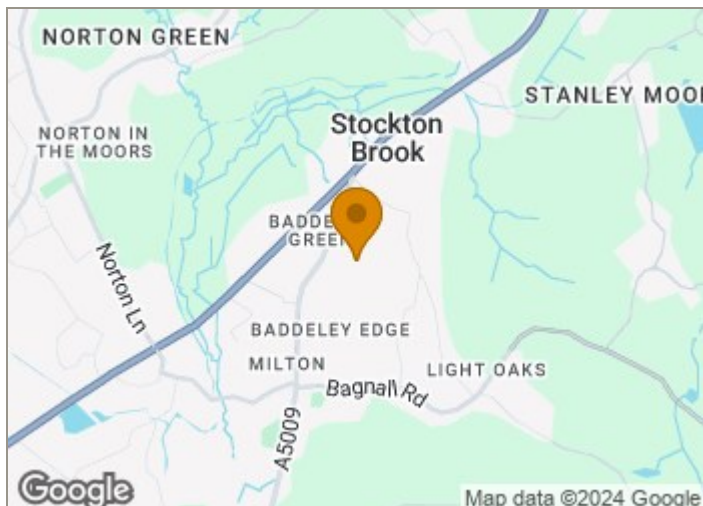
5'6" x 4'9" (1.68 x 1.45)

A double glazed window to the rear aspect. Fitted with a suite comprising bath with over head shower and wash hand basin. Partly tiled walls and radiator.

EXTERIOR

Gardens

To the front the property offers ample parking for vehicles with a tarmacadam drive. To the rear there is a lawned fully enclosed garden.





Floor Plan

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.

