

88 Baddeley Green Lane

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

Time to turn your dream into your new address! Having been thoughtfully extended to the rear and significantly improved throughout, this beautifully presented property is truly a turnkey home, ideal for growing families. The accommodation begins with a welcoming entrance porch and hallway, showcasing the original Minton tiled flooring and setting the tone for the character and charm found throughout the home. There are two spacious reception rooms, including a bright and inviting dining room. The rear of the property is a stylish kitchen breakfast room, providing access to a useful utility room, while patio doors open directly onto the rear garden. The ground floor also benefits from a convenient WC and under-stair storage. Upstairs, the property offers two fantastic-sized double bedrooms, with the principal bedroom benefitting from fitted wardrobes and a dressing table. A further bedroom is located to the front of the property and offers versatile accommodation, ideal as a generous single bedroom, nursery, children's room, or home office. The first floor is completed by a newly fitted family bathroom featuring a rainfall shower over the bath and a contemporary vanity unit.

Externally, the property continues to impress with ample off-road parking to the front, secure side access, and a private enclosed rear garden. Designed for low-maintenance enjoyment, the garden features an Indian stone patio, artificial lawn, and mature borders, an ideal space to relax and entertain. Conveniently located on Baddeley Green Lane, the property is within close proximity to highly regarded schools, popular eateries, local amenities, and beautiful countryside walks. Overall, this is a superb family home ready to move straight into and enjoy.

Offers in the region of £275,000

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- STUNNING SPACIOUS SEMI DETACHED PROPERTY
- CLOAKROOM
- OFF ROAD PARKING AND LANDSCAPED REAR GARDEN
- LOUNGE AND DINING ROOM
- THREE BEDROOMS
- VERY POPULAR LOCATION, CLOSE TO SCHOOLING AND AMENITIES
- BREAKFAST KITCHEN AND UTILITY
- CONTEMPORARY FAMILY BATHROOM
- VIEWING IS A MUST!!!

GROUND FLOOR

Entrance Porch

6'11" x 1'9" (2.11 x 0.54)
UPVC double doors to the front aspect. Tiled flooring.

Entrance Hall

14'5" x 6'11" (4.41 x 2.11)
UPVC door to the front aspect and UPVC windows to the front aspect. Radiator and tiled flooring. Doors to storage cupboard.

Cloakroom

4'8" x 2'5" (1.43 x 0.74)
UPVC window to the side aspect. Fitted with a low level WC and wash hand basin.

Lounge

13'10" x 11'1" (4.23 x 3.40)
UPVC bay window to the front aspect. Gas fireplace and radiator. Wooden flooring.

Dining Room

12'10" x 11'1" (3.93 x 3.39)
Radiator and wooden flooring.

Kitchen/Breakfast Room

17'3" x 14'5" (5.26 x 4.41)
UPVC patio doors to the rear aspect, UPVC window to the rear aspect and UPVC door to the side aspect. Fitted with a range of wall and base storage

units with inset a sterite sink and side drainer. Co ordinating work surface areas. Appliances include free standing electric oven and induction hob with cooker hood above. Dishwasher. Space for fridge/freezer. Two radiators and tiled flooring. Ceiling spotlights.

Utility Room

6'9" x 6'1" (2.06 x 1.87)
UPVC window to the side aspect. Fitted with base storage units with inset stainless steel sink and drainer. Co ordinating work surface areas and plumbing for a washing machine. Space for a tumble dryer. Wall mounted combi boiler. Radiator, tiled flooring.

FIRST FLOOR

Landing

8'4" x 6'8" (2.56 x 2.05)
UPVC window to the side aspect. Stairs from the ground floor and loft hatch access.

Bedroom One

14'4" x 9'3" (4.37 x 2.82)
UPVC bay window to the front aspect. Fitted wardrobes.

Bedroom Two

12'9" x 11'2" (3.91 x 3.41)
UPVC window to the rear aspect. Radiator.

Bedroom Three

7'0" x 6'9" (2.15 x 2.06)
UPVC window to the front aspect. Radiator.

Bathroom

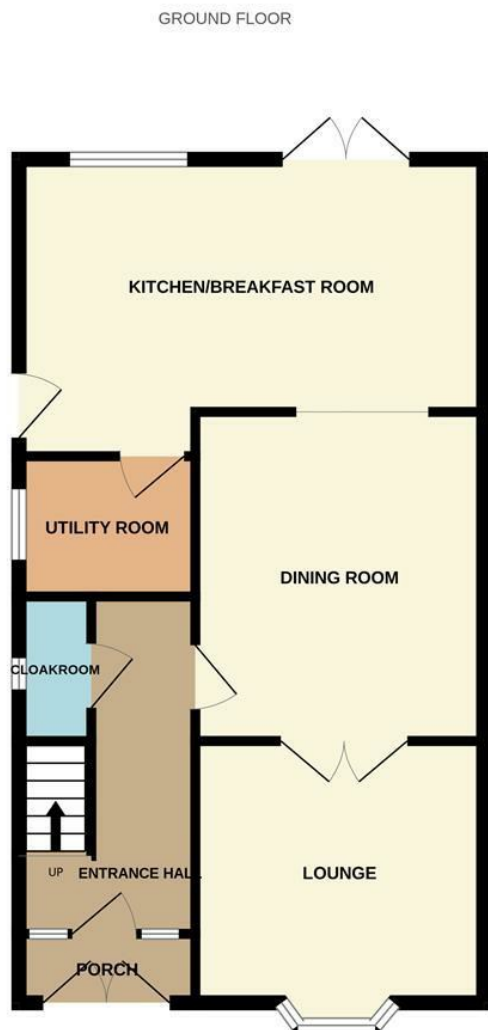
8'4" x 6'7" (2.56 x 2.03)
UPVC window to the rear and side aspect. Fitted with a suite comprising bath with mixer tap, waterfall shower above, vanity wash hand basin and low level WC. Fully tiled walls and vertical radiator. Tiled flooring and ceiling spotlights.

EXTERIOR

Gravel driveway to the front aspect. Gate leading down to the side access. The rear garden is enclosed with a low maintenance artificial lawned garden and Indian stone paved patio area. Mature borders.



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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(32 plus) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
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