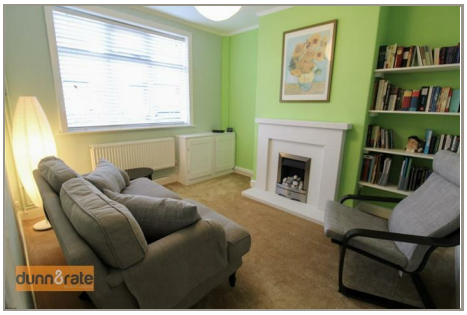
dunn&rate ESTATE AGENTS



31 Felstead Street

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

It's time to put a spring into your step and start taking this house search seriously. Now spring is fast approaching I have the perfect traditional terraced property for you to set up home in. The perfect starter home for any first time buyer and the ideal investment property for any landlord. This mid terraced on Felstead Street is immaculate throughout and the accommodation on offer comprises two reception rooms, modern fitted kitchen, two double bedrooms and contemporary bathroom. It's located in the popular area of Baddeley Green, close to local amenities, schooling, commuter links and canal towpaths. Therefore spring on down to Dunn & Rate and book your viewing as I have no doubt this one won't be around for long.

£129,950

31 Felstead Street

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

2 1 2 C

- IMMACULATELY PRESENTED MID TERRACED
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- CONTEMPORARY BATHROOM
- REAR COURTYARD
- POPULAR LOCATION
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

11'3" x 3'1" (3.43 x 0.96)

A property has a wooden entrance door to the front aspect. Radiator.

Lounge

11'0" x 9'9" (3.36 x 2.99)

A double glazed window overlooks the front aspect. Fireplace housing electric fire. Radiator.

Dining Room

13'4" x 11'2" (4.08 x 3.41)

A double glazed window overlooks the rear aspect. Fireplace housing gas fire. Under stairs storage cupboard. Ceiling spotlights and radiator. Stairs lead to the first floor.

Kitchen

11'6" x 6'2" (3.53 x 1.89)

A double glazed window overlooks the side aspect coupled with a wooden stable door leading out to the rear. Fitted with a range of wall and base storage units, with inset stainless steel sink unit and side drainer the sink is fitted with a water filter system. Coordinating work surface areas and partly tiled walls. Integrated appliances include, electric oven, gas hob with cooker hood above, fridge, freezer and dishwasher. There is also space and plumbing for a washing machine. Pantry storage cupboard. Ceiling spotlights and radiator. Loft access hatch.

Bathroom

6'0" x 4'3" (1.84 x 1.30)

A double glazed window overlooks the side aspect. Fitted with a suite comprising low level W.C, vanity hand wash basin and corner shower unit. Ceiling spotlights, extractor fan and radiator.

FIRST FLOOR

Bedroom One

11'4" x 11'0" (3.47 x 3.36)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes and storage cupboards. Radiator.

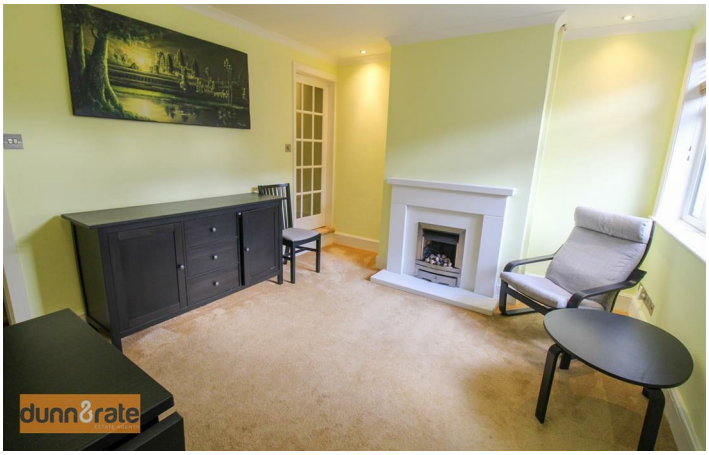
Bedroom Two

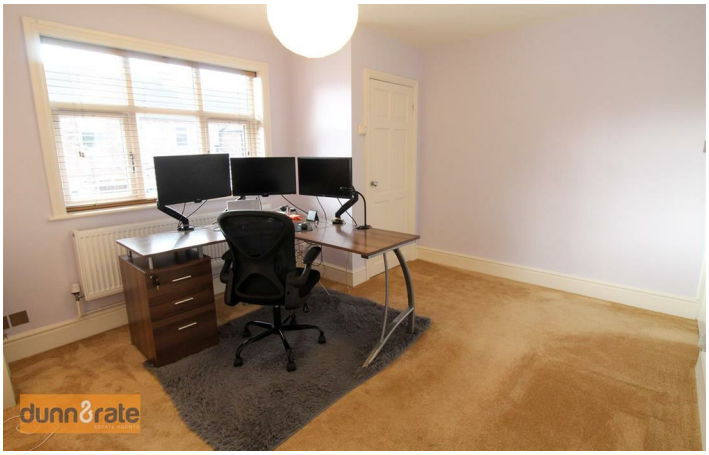
13'5" x 11'0" (4.09 x 3.37)

A double glazed window overlooks the front aspect. Two storage cupboards, one with a loft access hatch and the second housing the central heating boiler. Radiator.

EXTERIOR

The property has a walled frontage and to the rear there is a courtyard with large garden shed and rear access gate.





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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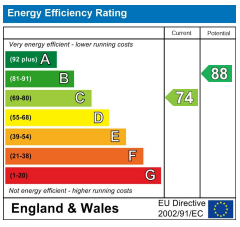

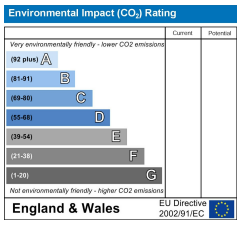

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