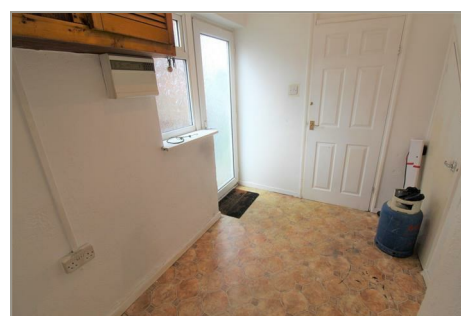




46 Baddeley Hall Road

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

See a penny pick it up, all day long you will have good luck!! You will feel your luck is definitely in when you find this spacious end town house in the popular area of Baddeley Green. This penny is in need of you to get it shining brightly again, but the spacious accommodation on offer makes it a fantastic family home. The property comprises of a large lounge, breakfast kitchen, utility room, three excellent sized bedrooms and family bathroom. Externally, the property benefits from off road parking and an enclosed rear garden. Situated in the area of Baddeley Green, in close proximity to local amenities, transport links and schooling, it's ready for a new owner to call it their own. I will hand you a penny so pick it up and the luck is all yours! Call today to book a viewing as this property is also sold with NO UPWARD CHAIN!!!

Asking price £99,950

46 Baddeley Hall Road

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



- SPACIOUS END TOWNHOUSE
- UTILITY ROOM
- OFF ROAD PARKING
- NO UPWARD CHAIN
- LARGE LOUNGE
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- BREAKFAST KITCHEN
- FAMILY BATHROOM
- POPULAR AREA

GROUND FLOOR

Entrance Hall

4'4" x 3'4" (1.34 x 1.03)

A double glazed front door to the front aspect, radiator and stairs leading to the first floor.

Lounge

19'8" x 9'11" (6.01 x 3.03)

A double glazed window to the front aspect. Open coal fire place with back boiler and television point.

Kitchen

11'0" x 9'8" (3.37 x 2.97)

A double glazed window to the rear aspect. fitted with a range of wall and base storage units with inset stainless steel and sink drainer. Work surfaces and space for a cooker. Space for a fridge/ freezer and plumbing for a washing machine. Radiator.

Utility Room

9'7" x 6'10" (2.94 x 2.10)

A double glazed window to the side and door to the side. Door leading to under stair storage.

FIRST FLOOR

Landing

10'0" x 2'9" (3.06 x 0.85)

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

Bedroom One

11'8" x 10'7" (3.57 x 3.25)

A double glazed window to the front aspect. Door leading to built in wardrobe and radiator.

Bedroom Two

13'8" x 8'10" (4.19 x 2.71)

A double glazed window to the rear aspect and radiator.

Bedroom Three

10'8" x 6'4" (3.27 x 1.95)

A double glazed window to the front aspect and radiator.

Bathroom

7'4" x 5'6" (2.25 x 1.68)

A double glazed window to the rear aspect. Fitted with a suite comprising bath, wash hand basin and low level WC. Partly tiled walls and radiator.

EXTERIOR

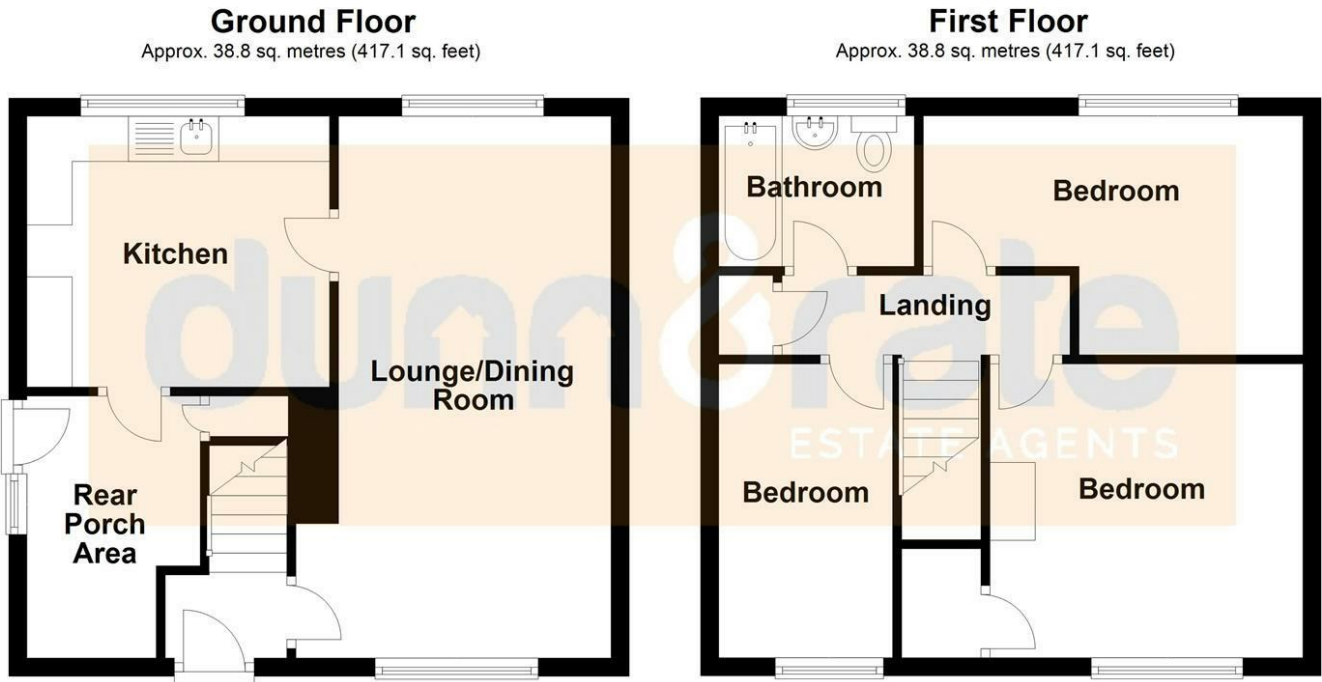
Gardens

The property provides ample off road parking for multiple vehicles. The front and rear are enclosed with a range of paved and lawned areas. Shed.





Floor Plan



Total area: approx. 77.5 sq. metres (834.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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.

