



70 Baddeley Hall Road Baddeley Green, Stoke-On-Trent, ST2 7LE

A B C, it's easy as, 1 2 3, as simple as, do re mi, A B C, 1 2 3.....Baby you and me girl!!!! Well happy home hunters your next purchase couldn't be any simpler, I have done all the hard work for you! This extremely spacious semi detached property in the sought after area of Baddeley Green is sold with no upward chain and has ample accommodation on offer to house any growing family. Comprising a large lounge, fitted kitchen/diner, wet room, four great sized bedrooms and family bathroom. Externally the property benefits from ample off road parking, detached garage and lawned gardens to the front and rear. Located in popular area of Baddeley Green close to local amenities and excellent schooling it really is one not to be missed. That's how easy it can be, A B C it's easy, it's like counting up to 3! But all you need is our number and call to book a viewing today!

Offers in the region of £145,000

70 Baddeley Hall Road

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- EXTREMELY SPACIOUS SEMI DETACHED
- WET ROOM
- AMPLE OFF ROAD PARKING
- NO UPWARD CHAIN
- LARGE LOUNGE
- FOUR BEDROOMS
- DETACHED GARAGE
- KITCHEN/DINER
- FAMILY BATHROOM
- GARDENS TO FRONT & REAR

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Radiator. Stairs leading to the first floor.

Lounge

19'6" x 11'6" (5.96 x 3.53)

A double glazed window overlooks the front aspect and double glazed patio doors to the rear aspect. Fireplace housing gas fire. Two radiators. Television point.

Kitchen/Diner

12'4" x 8'8" (3.78 x 2.66)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset Asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated double electric oven, gas hob and cooker hood above. Wall mounted central heating boiler. Space and plumbing for fridge/freezer and washing machine. Radiator. Space for table and chairs.

Rear Hall

A double glazed entrance door to the side aspect. Large storage cupboard.

Wet Room

10'6" x 5'9" (3.21 x 1.77)

A single glazed window overlooks the front aspect. Electric shower, low level W.C and wash hand basin. Partly tiled walls and radiator.

FIRST FLOOR

First Floor Landing

Bedroom One

11'8" x 10'7" (3.56 x 3.23)

A double glazed window overlooks the front aspect. Fitted storage cupboard. Radiator.

Bedroom Two

10'7" x 9'3" (3.25 x 2.83)

A double glazed window overlooks the front aspect. Fitted storage cupboard. Radiator.

Bedroom Three

8'8" x 7'9" (2.65 x 2.37)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Four

8'7" x 6'8" (2.64 x 2.04)

A double glazed window overlooks the rear aspect. Fitted wardrobe with sliding mirrored doors. Radiator.

Bathroom

7'5" x 5'6" (2.28 x 1.69)

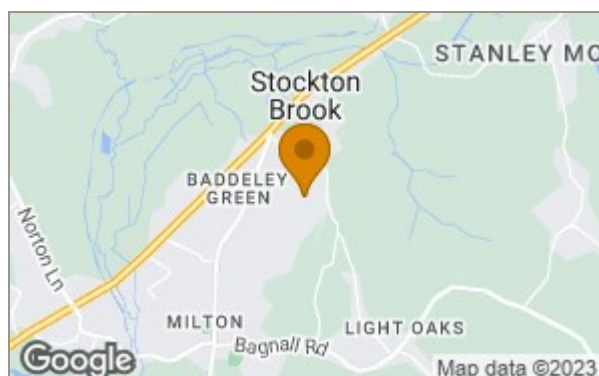
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and radiator.

EXTERIOR

To the front the property is lawned with flower bed borders and a block paved driveway leading down the side of the property to the detached garage. To the rear the garden is lawned with a paved patio area, enclosed by panelled fencing.

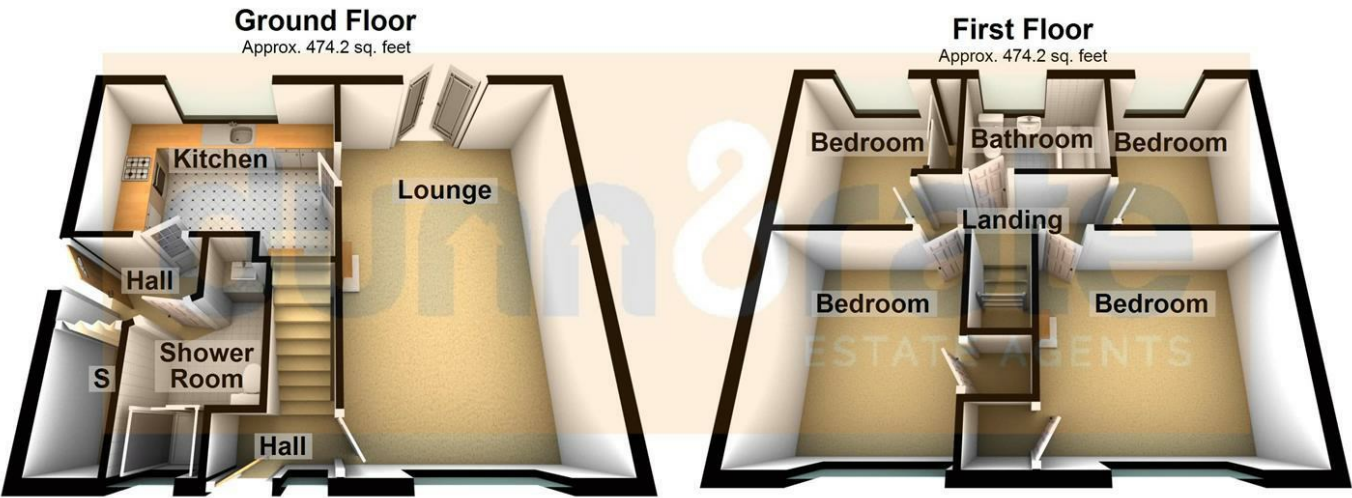
Garage

Detached garage with up and over door and side access door.





Floor Plan



Total area: approx. 948.4 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.

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