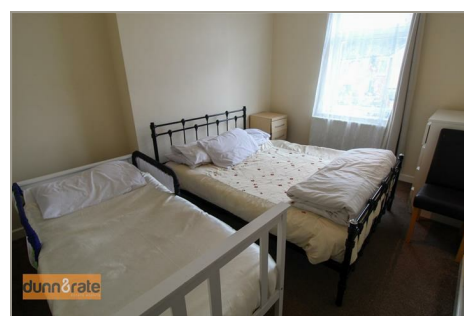




870 Leek New Road Baddeley Green, Stoke-On-Trent, ST2 7HL

A Tardis is defined as 'a building or container that is larger inside than it appears to be from outside', well if you were to look up Tardis in the dictionary I am more than certain you would find this property on Leek New Road sitting next to it. This spacious end terrace defines the words 'looks can be deceiving', you will be blown away by the accommodation on offer. Not only does the property offer a large fully fitted kitchen/diner with breakfast island, a lounge with bay window, two double bedrooms, large storage room and huge family bathroom with freestanding bath and separate shower unit, it also has a fully self contained annex. The annex located to the rear of the property offers independent living with its own lounge, kitchen, bedroom area and shower room. Externally the property benefits from off road parking to the front and low maintenance rear garden laid to paving. Located in the popular area of Baddeley Green, close to amenities, schooling and canal towpaths. Never judge a book by its cover, come and take a look for yourself and book a viewing today.

Offers in excess of £165,000

870 Leek New Road

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



- EXTREMELY SPACIOUS END TERRACED
- LOUNGE WITH BAY WINDOW
- LARGE STORAGE ROOM
- FULLY SELF CONTAINED ANNEX
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- LARGE KITCHEN/DINER WITH BREAKFAST ISLAND
- HUGE FAMILY BATHROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN

GROUND FLOOR

Entrance Hall

14'9" x 5'10" (4.51 x 1.80)

The property has an entrance door to the front aspect coupled with a single glazed window to the front. Stairs leading to the first floor and understairs storage cupboard. Radiator.

Lounge

13'6" x 11'11" (4.14 x 3.64)

A double glazed bay window overlooks the front aspect. Television point and two radiators.

Kitchen/Diner

18'2" x 15'7" (5.56 x 4.75)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors leading out to the rear garden. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas with partly tiled walls. Space and plumbing for washing machine, dishwasher and fridge/freezer. Space for range style gas cooker and cooker hood above. Island breakfast bar and space for table and chairs. Ceiling spotlights and radiator. Television point.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

12'11" x 9'10" (3.94 x 3.01)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Two

11'10" x 11'2" (3.62 x 3.41)

A double glazed window overlooks the front aspect. Open feature fireplace. Television point and radiator.

Storage Room

5'10" x 4'3" (1.80 x 1.32)

A double glazed window overlooks the front aspect.

Bathroom

9'6" x 7'11" (2.90 x 2.42)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising freestanding bath, shower unit, wash hand basin and low level W.C. Partly tiled walls and extractor fan. Radiator.

EXTERIOR

To the front there is a block paved driveway leading to the side access gate. To the rear the property has a paved patio area, with gravelled border and rear access gate. Access into the annex.

Self Contained Annex

Lounge

20'8" x 6'3" (6.31 x 1.91)

Double glazed sliding patio doors lead into the lounge area coupled with a double glazed window to the front aspect. Television point and fitted storage cupboard. Radiator.

Kitchen

8'0" x 5'6" (2.44 x 1.70)

Fitted with a range of wall and base storage units with inset stainless steel

sink unit and side drainer. Coordinating work surface areas and integrated electric oven with space and plumbing for washing machine. Partly tiled walls, ceiling spotlights and extractor fan.

Bedroom Area

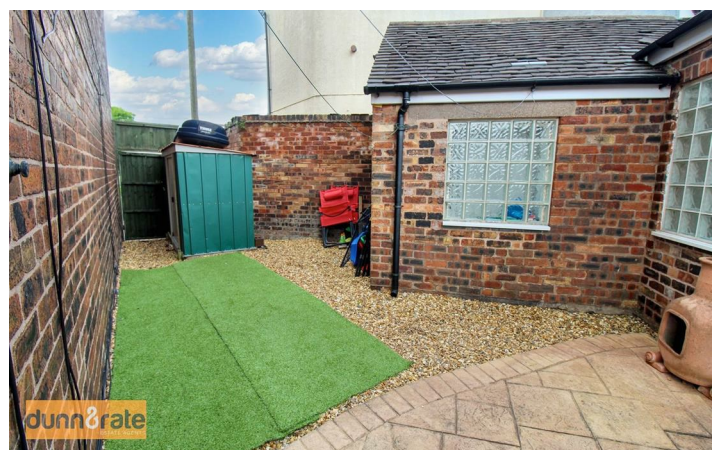
8'2" x 7'3" (2.49 x 2.23)

A double glazed window overlooks the front and side aspect. Ceiling spotlights and radiator.

Shower Room

4'1" x 2'11" (1.27 x 0.91)

A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit, vanity hand wash basin and low level W.C. Extractor fan and radiator. Loft access hatch.



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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