



44 Baddeley Hall Road Baddeley Green, Stoke-On-Trent, ST2 7LB

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 you're 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 breakfast kitchen, utility room, three great sized bedrooms and wet room. Externally the property benefits from off road parking and a landscaped rear garden complete with summer house and feature pagoda seating area. 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!

£140,000

44 Baddeley Hall Road

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



- SPACIOUS SEMI DETACHED
- UTILITY ROOM & CLOAKROOM
- OFF ROAD PARKING
- NO UPWARD CHAIN
- LARGE LOUNGE
- THREE BEDROOMS
- LANDSCAPED REAR GARDEN
- FITTED BREAKFAST KITCHEN
- WET ROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Porch

4'4" x 2'8" (1.33 x 0.83)

The property has a double glazed entrance door to the front aspect coupled with double glazed windows to the side aspect.

Entrance Hall

4'3" x 3'2" (1.30 x 0.97)

A glazed door leads from the porch. Stairs lead to the first floor. Radiator.

Lounge

19'7" x 11'5" (5.99 x 3.49)

A double glazed window overlooks the front aspect and double glazed sliding patio doors lead out to the rear garden. Fireplace housing gas fire. Television point and two radiators.

Breakfast Kitchen

10'11" x 9'8" (3.33 x 2.96)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface and partly tiled walls. Integrated electric oven and hob with cooker hood above. Space and plumbing for washing machine. Breakfast bar. Tiled flooring and radiator.

Utility Room

6'5" x 6'2" (1.96 x 1.89)

A double glazed access door leads out to the side aspect. Space for fridge/freezer. Under stairs storage cupboard. Partly tiled walls and tiled flooring.

Cloakroom

4'8" x 2'8" (1.43 x 0.82)

A double glazed window overlooks the side aspect. Low level W.C and wash hand basin. Tiled flooring and partly tiled walls.

FIRST FLOOR

First Floor Landing

Airing cupboard housing central heating boiler. Loft access hatch.

Bedroom One

11'9" x 10'7" (3.59 x 3.23)

A double glazed window overlooks the front aspect. Fitted with wardrobes and built in storage up and over the bed space. Large walk in wardrobe. Television point and radiator.

Bedroom Two

13'10" x 8'9" (4.24 x 2.69)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

10'7" x 6'3" (3.25 x 1.92)

A double glazed window overlooks the front aspect. Radiator.

Wet Room

7'2" x 5'4" (2.20 x 1.64)

A double glazed window overlooks the rear aspect. Fitted with a walk in shower unit, vanity hand wash basin and low level W.C. Fully tiled walls, ladder style towel radiator, extractor fan and shaver point. Radiator.

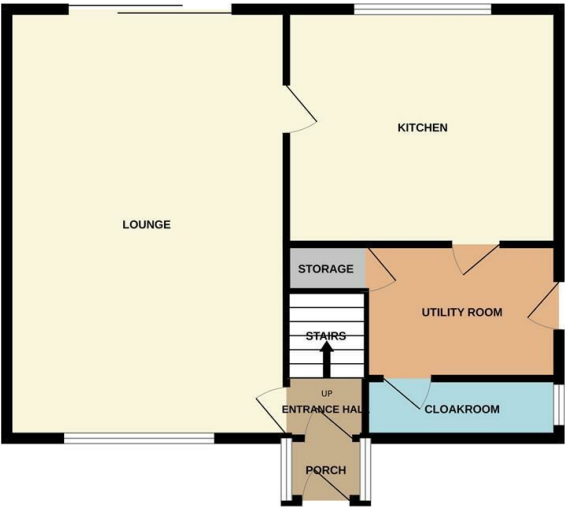
EXTERIOR

To the front the property is gated leading to a driveway. Paved areas with flower bed borders and raised planter. There is access down the side of the property to the rear garden where you will find a large paved patio seating area and summerhouse. The garden then steps down through a wooden arch to an artificial lawn with flower bed borders and raised planters. To the corner there is a wooden garden seating covered feature with a second patio area. The garden is fully enclosed by panelled fencing and a side access gate.

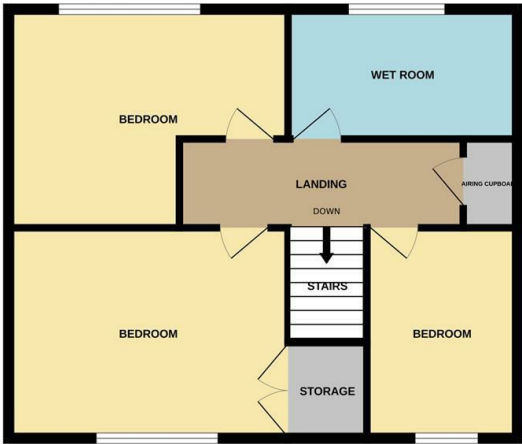


Floor Plan

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2023

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.

