



## 27 Edge View Road

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

They say living on the EDGE is risky, but the view is better!!! Well here you can live on the EDGE but let me take the risk away as this spacious townhouse on EDGE View Road is up for the taking. In need of some modernisation this three bedroom property is sold with no upward chain. The accommodation on offer comprises a spacious lounge, breakfast kitchen, utility room, three bedrooms and bathroom with separate toilet. Externally the property benefits from lawned gardens to the front and rear enclosed with a hedge border. Located in the popular area of Baddeley Green close to local amenities, schooling and canal towpaths. Take a leap of faith and jump over the EDGE and on to EDGE View Road. Call to book a viewing today.

**Offers in the region of £129,950**

# 27 Edge View Road

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



- SPACIOUS SEMI DETACHED PROPERTY
- LARGE LOUNGE
- BATHROOM & SEPERATE W.C
- CLOSE TO LOCAL PARK
- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN & UTLITY ROOM
- GARDENS TO THE FRONT & REAR
- IN NEED OF SOME MODERNISATION
- THREE GOOD SIZED BEDROOMS
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Hall

4'5" x 2'7" (1.35 x 0.79)

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

### Lounge

19'7" x 11'4" (5.99 x 3.46)

A double glazed window overlooks the front and rear aspect. Fireplace housing gas fire. Two radiators.

### Kitchen

10'11" x 9'8" (3.35 x 2.95)

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 areas. Space for fridge/freezer and freestanding cooker. Radiator.

### Utility Room

9'7" x 6'3" (2.93 x 1.93)

A double glazed access door leads to

the side aspect coupled with a double glazed window. Space for washing machine. Wall mounted central heating boiler. Under stairs storage cupboard and radiator.

## FIRST FLOOR

### First Floor Landing

Loft access hatch and airing cupboard housing hot water cylinder.

### Bedroom One

11'6" x 10'5" (3.51 x 3.18)

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

### Bedroom Two

13'8" x 6'10" (4.18 x 2.10)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes and drawer units. Radiator.

### Bedroom Three

10'7" x 6'5" (3.25 x 1.96)

A double glazed window overlooks the front aspect. Radiator.

### Bathroom

5'5" x 4'7" (1.67 x 1.41)

A double glazed window overlooks the rear aspect. Fitted with a panelled bath and wash hand basin. Radiator.

### W.C

5'6" x 2'3" (1.70 x 0.7)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C.

## EXTERIOR

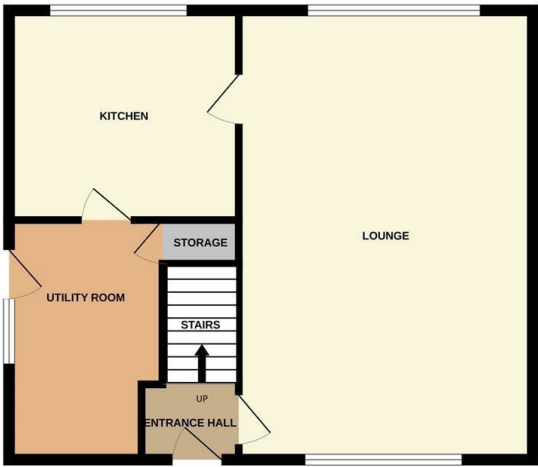
To the front the property is laid to lawn with a hedge border and a paved pathway leads down the side of the property to the rear. The rear garden is fully enclosed by panelled fencing and a hedge border and is laid with lawn and a paved patio area.





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.  
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