



16 Fletcher Crescent

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

Sweet home Fletcher Crescent, where the skies are so blue. Sweet home Fletcher Crescent, lord I'm comin' home to you! Find your sweet forever home with this spacious semi detached property. Sold with no upward chain and nestled away in a quiet cul-de-sac in the extremely popular area of Baddeley Green. Sitting on a sizeable plot this immaculate extended semi detached property comprises a lounge, fitted kitchen, dining room, two double bedrooms and family bathroom. Externally the property benefits from a front lawned garden and a large tarmacadam driveway leading to a detached garage. Rear garden laid to lawn with flower bed borders and a flowing brook to the rear end of the garden. Located in the sought after area of Baddeley Green, close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre. Sweet home Fletcher Crescent, this property is ready and waiting for you! Call today to book a viewing.

Offers in excess of £165,000

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- IMMACULATE SEMI DETACHED PROPERTY
- FITTED KITCHEN
- BATHROOM
- NO UPWARD CHAIN
- SITS ON AN UNUSUALLY LARGE PLOT ALLOWING GENEROUS EXTENSION TO SIDE AND REAR
- DINING ROOM
- LARGE DRIVEWAY & DETACHED GARAGE
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
- LAWNED SOUTH FACING REAR GARDEN

GROUND FLOOR

Entrance Hall

7'4" x 6'4" (2.24 x 1.94)

A double glazed entrance door overlooks the front aspect coupled with a double glazed window to the side aspect. Cloakroom cupboard houses alarm system. Radiator. Stairs to the first floor.

Lounge

21'1" x 10'5" (6.45 x 3.18)

A double glazed bay window overlooks the front aspect with a double glazed window overlooking the rear garden. Fireplace housing electric fire. Television point and two radiators.

Kitchen

11'3" x 7'3" (3.45 x 2.23)

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. Space for fridge/freezer and plumbing for washing machine. Freestanding electric cooker. Partly tiled walls and tiled flooring.

Dining Room

13'8" x 5'11" (4.17 x 1.82)

A double glazed window overlooks the side and front aspect with a double glazed access door leading out to the rear garden. Under stairs storage cupboard and wall mounted central heating boiler. Radiator.

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch. Radiator.

Bedroom One

14'0" x 8'11" (4.28 x 2.73)

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

Bedroom Two

8'9" x 7'5" (2.67 x 2.28)

A double glazed window overlooks the rear aspect. Fitted wardrobes with sliding mirrored doors. Storage cupboard housing the hot water cylinder.

Bathroom

6'2" x 5'5" (1.89 x 1.66)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising corner shower unit with electric shower, low level W.C and wash hand basin. Partly tiled walls and radiator.

EXTERIOR

The property sits on a sizeable plot with a large tarmac driveway to the front aspect leading down the side to the detached garage. The frontage is laid to lawn with flower bed borders. To the rear the garden has a large lawned area with flower bed borders, garden shed and paved pathway and patio area. To the rear of the garden there is a brook.

Detached Garage

Double doors to the front with a double glazed window to both sides. Power and lighting.

Council Tax Band

Council Tax Band C

Purchaser should seek confirmation prior to completion

FIRST FLOOR



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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