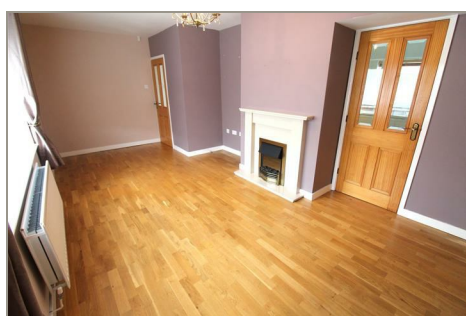




20 Baddeley Road

Milton, Stoke-On-Trent, ST2 7AX

What you want, Dunn and Rate have got it! What you need, do you know I got it? All I'm asking is for you to go and view this delightful property on Baddeley Road! Located in the popular area of Milton, this well presented semi detached property is sold with no upward chain and ready and waiting for a new owner. The accommodation comprises of a good sized lounge, modern kitchen/diner, utility room, downstairs cloakroom, three double bedrooms, contemporary family bathroom and loft room. Externally the property benefits from ample off road parking and a lawned rear garden. Once you see it you will be singing away..... Call and book today.

£206,000

20 Baddeley Road

Milton, Stoke-On-Trent, ST2 7AX



- WELL PRESENTED SEMI DETACHED PROPERTY
- UTILITY ROOM AND CLOAKROOM
- LOFT ROOM WITH SKYLIGHT
- LOCATED IN MILTON, CLOSE TO SCHOOL AND AMENITIES
- GOOD SIZED LOUNGE
- THREE DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING AND ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY FAMILY BATHROOM
- SOLD WITH NO UPWARD CHAIN, SUBJECT TO PLANNING THERE IS SPACE TO EXTEND TO THE REAR AND SIDE

GROUND FLOOR

Entrance Hall

5'8" x 4'10" (1.74 x 1.48)

A double glazed door and window to the side aspect. Radiator and stairs leading to the first floor.

Lounge

19'6" x 10'1" (5.95 x 3.08)

A double glazed window to the front aspect. Electric fireplace. TV and Telephone point. Radiator.

Kitchen/Diner

11'6" x 11'2" (3.53 x 3.41)

A double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Coordinating work surface areas, integrated appliances include electric hob and oven with cooker hood above and fridge/freezer. Radiator. TV point. Ceiling spotlights.

Rear Entrance Porch

5'6" x 4'6" (1.69 x 1.38)

Door to storage cupboard housing central heating combi boiler.

Cloakroom

5'8" x 2'8" (1.73 x 0.83)

A single glazed window to the rear aspect. Low level W.C and wash hand basin.

Utility Room

6'3" x 5'0" (1.92 x 1.54)

Double glazed windows to the rear and side aspect with a UPVC door to the side aspect. Coordinating work surface areas and plumbing and space for washing machine and tumble dryer. Radiator.

FIRST FLOOR

Landing

5'5" x 4'0" (1.66 x 1.22)

Stairs from ground floor. Door to storage cupboard. Loft hatch access.

Bedroom One

13'10" x 8'5" (4.22 x 2.59)

A double glazed window to the rear aspect. TV point. Radiator. Door to storage cupboard.

Bedroom Two

10'8" x 10'2" (3.27 x 3.11)

Two double glazed windows to the front aspect. TV point. Radiator.

Bedroom Three

10'1" x 8'6" (3.08 x 2.60)

A double glazed window to the front aspect. Radiator.

Bathroom

8'5" x 5'5" (2.57 x 1.66)

A double glazed window to the rear aspect. Fitted with a suite comprising bath with shower above, low level W.C and vanity wash hand basin. Vertical radiator and ceiling spotlights.

Loft Room

16'7" x 15'8" (5.06 x 4.78)

Skylight, TV point and ceiling spotlights.

EXTERIOR

To the front of the property there is a good sized tarmac driveway and gated access to side side of the property. The rear garden has a further tarmac drive, patio and laid to lawn garden. Large shed/summerhouse.



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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