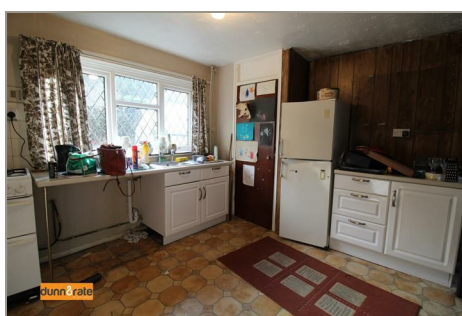




24 Crestway Road

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

Get your surf on and ride the CREST of the wave, straight on over to CRESTway Road, where you will find this spacious, semi detached property, sold with no upward chain. Located in the extremely popular area of Baddeley Green the accommodation on offer comprises a large lounge, kitchen, utility room, three good sized bedrooms, modern shower room and seperate W.C. Externally the property benefits from off road parking to the front and a lawned rear garden. Situated in Baddeley Green close to local amenities, excellent schooling and canal towpaths. The high tide is coming in get ready to hit that CREST and call today to book a viewing.

£125,000

24 Crestway Road

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



- SPACIOUS SEMI DETACHED PROPERTY
- THREE BEDROOMS
- POPULAR LOCATION
- LARGE LOUNGE
- SHOWER ROOM & SEPERATE W.C
- NO UPWARD CHAIN
- FITTED KITCHEN & UTILITY AREA
- OFF ROAD PARKING & REAR GARDEN

GROUND FLOOR

Entrance Hall

4'1" x 3'2" (1.26 x 0.98)

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

Lounge

19'8" x 11'6" (6.01 x 3.52)

A double glazed window overlooks the front and rear aspect. Gas fire and television point. Radiator.

Kitchen

10'11" x 9'7" (3.33 x 2.93)

A double glazed window overlooks the rear aspect. Fitted with base units with coordinating work surface areas and inset stainless steel sink unit with side drainer. Space and plumbing for fridge/freezer and washing machine. Gas cooker point. Storage cupboard housing central heating boiler. Partly tiled and radiator.

Utility Area

6'8" x 6'5" (2.05 x 1.96)

A double glazed window overlooks the side aspect coupled with a double glazed access door. Fitted with base units and coordinating work surface areas. Under stairs storage cupboard.

FIRST FLOOR

First Floor Landing

Loft access hatch. Airing cupboard housing hot water cylinder.

Bedroom One

11'7" x 10'5" (3.55 x 3.20)

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

Bedroom Two

13'5" x 8'9" (4.11 x 2.69)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

10'11" x 6'5" (3.34 x 1.96)

A double glazed window overlooks the front aspect. Radiator.

Shower Room

5'4" x 4'6" (1.65 x 1.38)

A double glazed window overlooks the rear aspect. Fitted with a walk in shower unit and wash hand basin. Radiator.

W.C

5'4" x 2'5" (1.65 x 0.74)

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

EXTERIOR

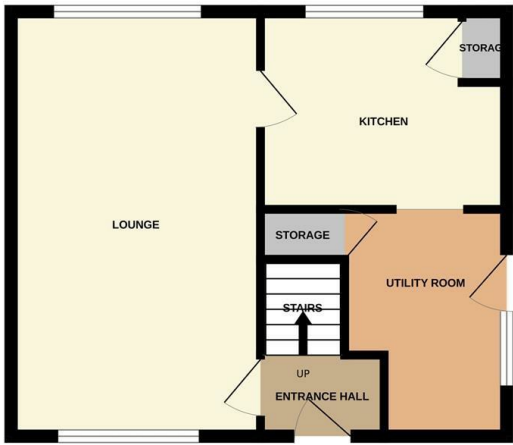
To the front there is a pathway leading to the side and entrance of the property, with a lawned area and inset drive for off road parking. To the rear there is a patio area, with lawn and shrub borders, enclosed by fencing to the rear.



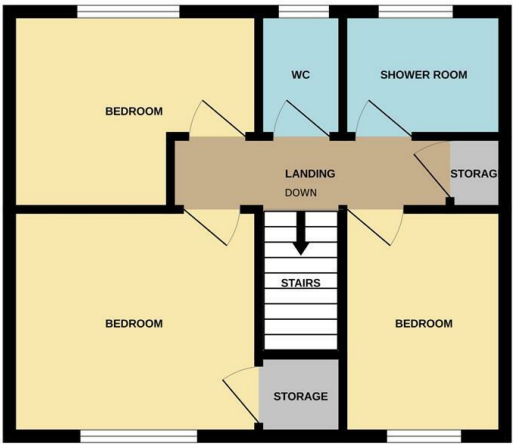


Floor Plan

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B		(81-91) B
	(69-80) C		(69-80) C
	(55-68) D		(55-68) D
	(39-54) E		(39-54) E
	(21-38) F		(21-38) F
	(1-20) G		(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	