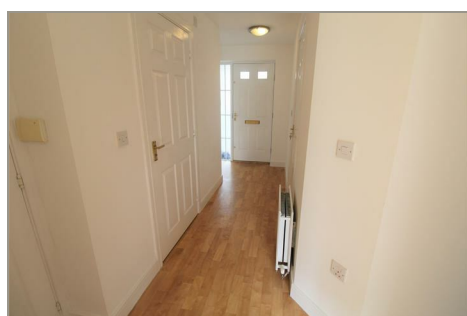




14 Doulton Grove

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

It's time to put the kettle on, get the fine china out and of course only Royal DOULTON will do! Pottery at its finest so why would you settle for anything less when it comes to looking for your perfect family home! DOULTON Grove is a superbly spacious four bedroom end townhouse. Sold with no upward chain the accommodation on offer comprises a large lounge, modern fitted kitchen/diner, utility room, four bedrooms and three bathrooms. Externally the property benefits from off road parking, integral garage and a fully enclosed lawned rear garden. Located in the extremely popular area of Baddeley Green, close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre. So put kettle on duck! Its time for tea and cake to celebrate!!!!

£230,000

14 Doulton Grove

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



- SPACIOUS END TOWN HOUSE
- FOUR BEDROOMS
- OFF ROAD PARKING & GARAGE
- SOLD WITH NO UPWARD CHAIN
- LARGE LOUNGE WITH BALCONY
- SHOWER ROOM PLUS EN-SUITE
- FULLY ENCLOSED LAWNED GARDEN
- MODERN FITTED KITCHEN/DINER
- FAMILY BATHROOM
- POPULAR LOCATION, FRESHLY DECORATED AND CARPETED

GROUND FLOOR

Entrance Hall

15'5" x 7'1" (4.70 x 2.16)

The property has a double glazed entrance door to the front aspect.

Storage cupboard housing hot water cylinder. Access door into the garage. Stairs leading to the first floor. Radiator.

Shower Room

7'8" x 3'1" (2.34 x 0.95)

Fitted with a suite comprising shower, low level W.C and wash hand basin.. Partly tiled walls, shaver point and extractor fan. Radiator.

Bedroom Four/Playroom

10'11" x 10'6" (3.34 x 3.22)

Double glazed sliding patio doors lead out to the rear garden. Radiator.

Utility Room

10'6" x 5'2" (3.22 x 1.59)

A double glazed access door leads out to the rear garden. Fitted with wall and base storage units and inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Space and plumbing for washing machine and tumble dryer. Wall mounted central heating boiler and extractor fan. Radiator.

FIRST FLOOR

First Floor Landing

6'0" x 5'10" (1.84 x 1.79)

Large storage cupboard. Radiator. Stairs leading to the second floor.

Lounge

16'1" x 12'4" (4.92 x 3.77)

A double glazed window overlooks the front aspect coupled with a Juliet balcony. Television point. Two radiators.

Kitchen/Diner

16'1" x 10'6" (4.92 x 3.21)

A double glazed window overlooks the rear aspect coupled with a Juliet balcony. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls with integrated electric oven, gas hob and cooker hood above. Space for fridge/freezer and dishwasher. Radiator. Space for table and chairs.

SECOND FLOOR

Second Floor Landing

9'1" x 2'9" (2.78 x 0.84)

Radiator.

Bedroom One

12'6" x 10'6" (3.82 x 3.22)

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

En-Suite

10'6" x 3'2" (3.21 x 0.99)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls, extractor fan and shaver point. Radiator.

Bedroom Two

12'4" x 8'4" (3.77 x 2.56)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Three

12'4" x 7'4" (3.76 x 2.26)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

6'6" x 5'8" (1.99 x 1.73)

Fitted with a suite comprising bath, low level W.C and wash hand basin. Extractor fan and partly tiled walls. Radiator.

EXTERIOR

To the front the property has a tarmac driveway with a side access gate leading to the rear garden. To the rear the garden is fully enclosed and laid to lawn.

Integral Garage

18'10" x 8'3" (5.75 x 2.53)

Up and over door. Power and lighting and access door into the property.



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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