



20 Lockwood Street
Baddeley Green, Stoke-On-Trent, ST2 7HN

Offers in the region of £99,950



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Ground Floor

Dining Room

10'10" x 9'11" (3.32 x 3.04)

The property has a double glazed entrance door to the front aspect coupled with a doubled glazed window. Television point and radiator.

Lounge

12'0" x 11'10" (3.68 x 3.63)

A double glazed window overlooks the rear aspect. Under stairs storage cupboard. Television point and radiator. Stairs leading to the first floor.

Kitchen

9'3" x 6'11" (2.83 x 2.11)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer

with coordinating work surface areas. Integrated electric oven and four ring gas hob with cooker hood above. Space and plumbing for washing machine, dish washer and a american style fridge/freezer. Partly tiled walls and ceiling spotlights.

Rear Hall

A double glazed door leads out to the rear aspect. Storage cupboard.

Bathroom

7'2" x 6'5" (2.19 x 1.97)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Extractor fan and ladder style radiator. Fully tiled walls.

First Floor

Bedroom One

12'2" x 9'10" (3.72 x 3.00)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes and storage cupboards. Television point and radiator.

Bedroom Two

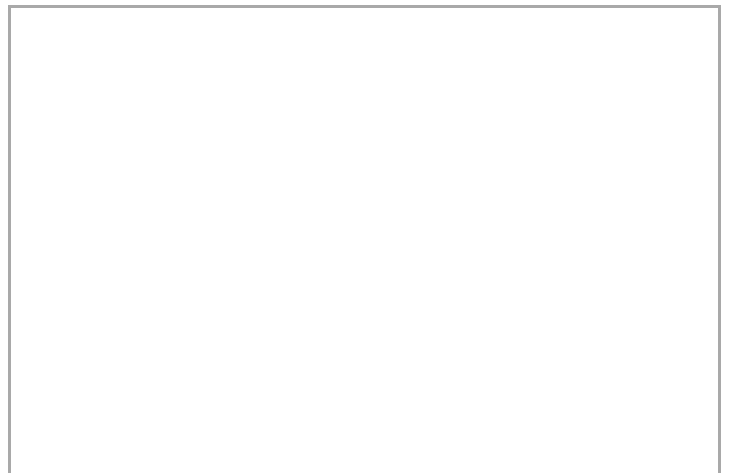
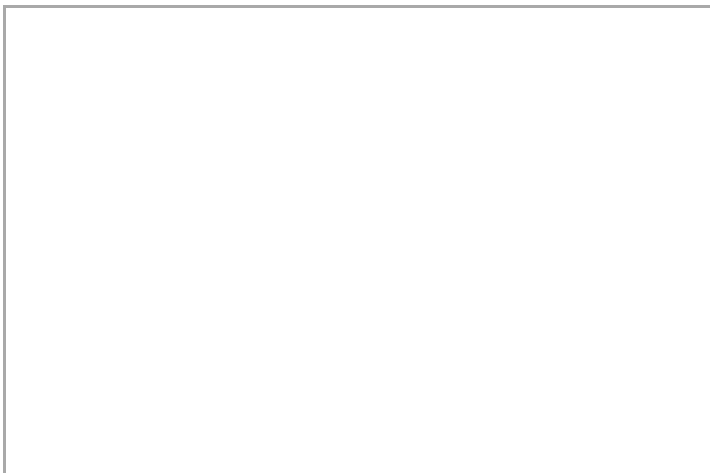
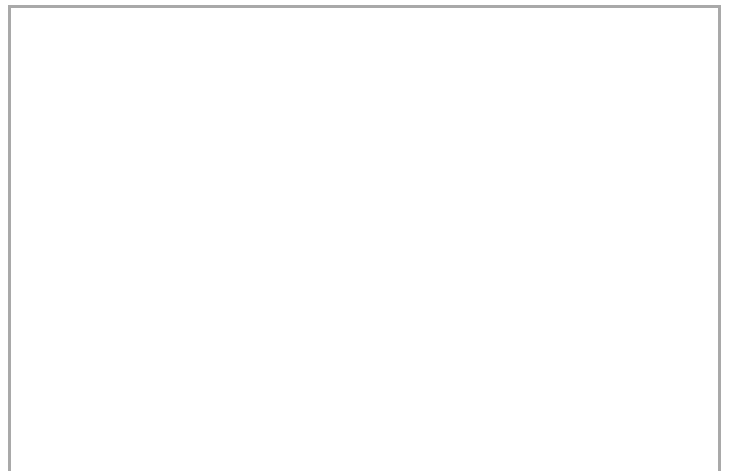
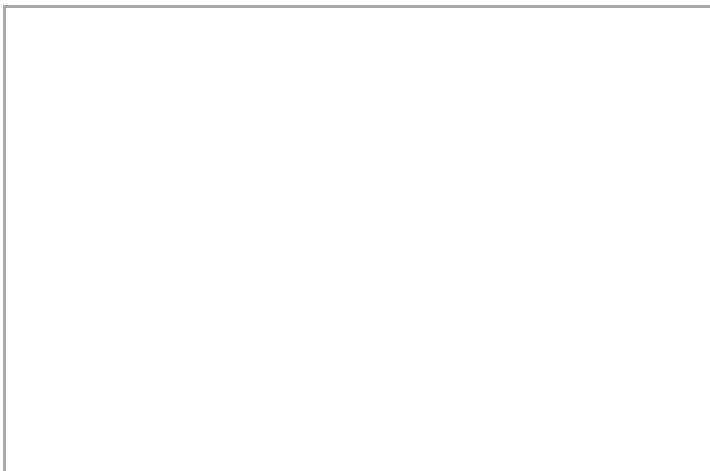
11'9" x 10'11" (3.60 x 3.33)

A double glazed window overlooks the front aspect. Storage cupboard, television point and radiator.

Exterior

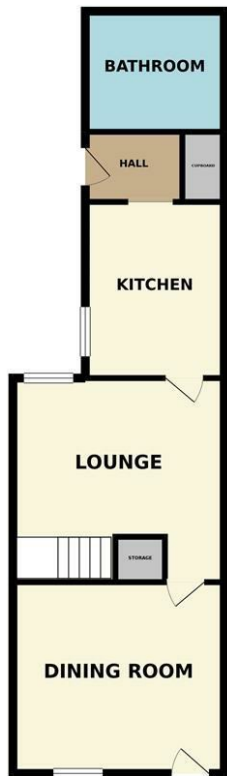
The rear is low maintenance, gravelled with stepping stones.

Rear storage shed and access gate to the rear.

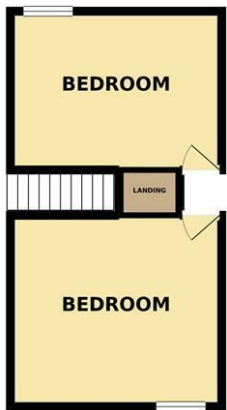




GROUND FLOOR



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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Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		