



15 Baden Road

Smallthorne, Stoke-On-Trent, ST6 1SA

Its time to weigh up the good with the BAD, but if I am perfectly honest there isn't anything BAD to say about this immaculate end town house sitting on a corner plot on BADen Road. This spacious end town house is the ideal first time buyer purchase and the accommodation on offer comprises a large lounge, kitchen/diner, cloakroom, two double bedrooms and contemporary bathroom. Externally the property benefits from sitting on a sizeable corner plot, with off road parking and a garage to the side of the property and the frontage is laid to lawn. The rear garden is fully enclosed and laid to lawn with a gravelled border and paved pathway. Located in the popular area of Smallthorne, close to local amenities, schooling and canal towpaths. Sold with no upward chain, I told you, you would struggle to find anything BAD about the property. Don't delay call today to book a viewing to avoid missing out.

£119,950

15 Baden Road

Smallthorne, Stoke-On-Trent, ST6 1SA



- CORNER PLOT TOWN HOUSE
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- GOOD SIZED LOUNGE
- FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- KITCHEN/ DINER AND CLOAKROOM
- LARGE GARAGE
- ARRANGE YOUR VIEWING NOW!

GROUND FLOOR

Entrance Hall

A UPVC door to the front aspect.
Radiator and stairs to the first floor.

Lounge

13'10" x 12'6" (4.22 x 3.82)
A double glazed window to the front aspect. Gas fireplace and radiator. Television and telephone point. Laminate flooring.

Kitchen/ Diner

12'6" x 9'10" (3.82 x 3.02)
A UPVC door to the rear aspect and 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 unit. Co ordinating work surface areas and partly tiled walls. Gas oven and gas hob with cooker hood above. Plumbing for a washing machine and tumble dryer. Fridge/freezer and radiator. Door to under stair storage cupboard and laminate flooring.

Cloakroom

4'1" x 3'0" (1.26 x 0.93)
A window to the rear aspect. Low level W.C. and tiled flooring.

FIRST FLOOR

Landing

9'2" x 6'2" (2.80 x 1.89)
Stairs from the ground floor. Loft hatch access and radiator. Door to storage cupboard housing combi boiler.

Bedroom One

15'10" x 9'2" (4.85 x 2.80)
A double glazed window to the front aspect. Radiator and door to storage cupboard.

Bedroom Two

12'3" x 9'5" (3.74 x 2.89)
A double glazed window to the rear aspect. Radiator and door to storage cupboard.

Bathroom

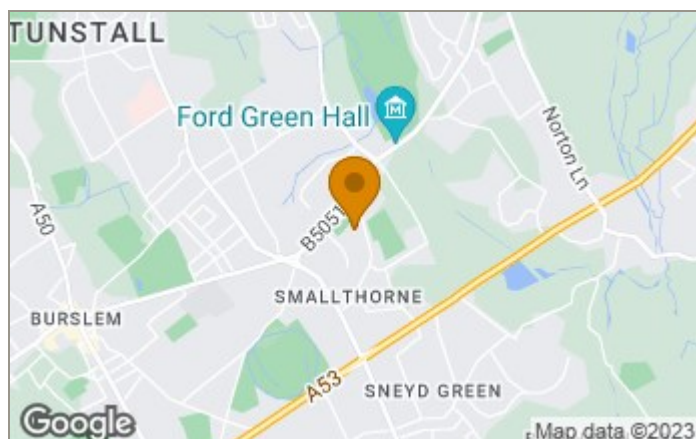
7'6" x 5'5" (2.31 x 1.66)
A double glazed window to the rear aspect. Fitted with a suite comprising bath and shower above, vanity wash hand basin and low level W.C. Partly tiled walls and radiator.

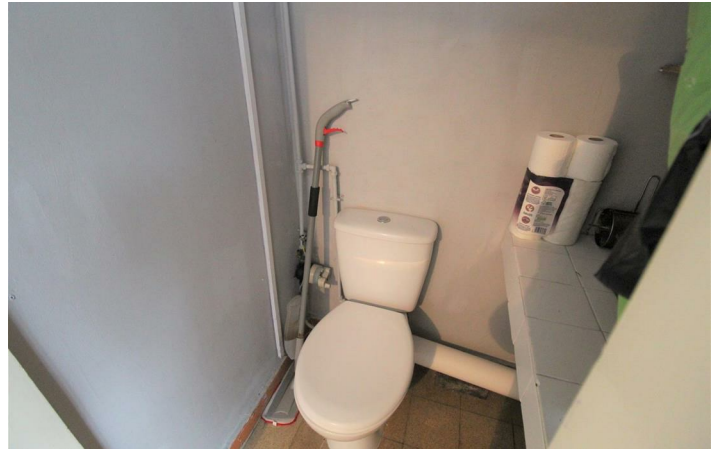
EXTERIOR

The front of the property has a paved driveway and paved path with a lawn. The rear has an artificial lawn and gravelled area. Gate for access to rear.

Garage

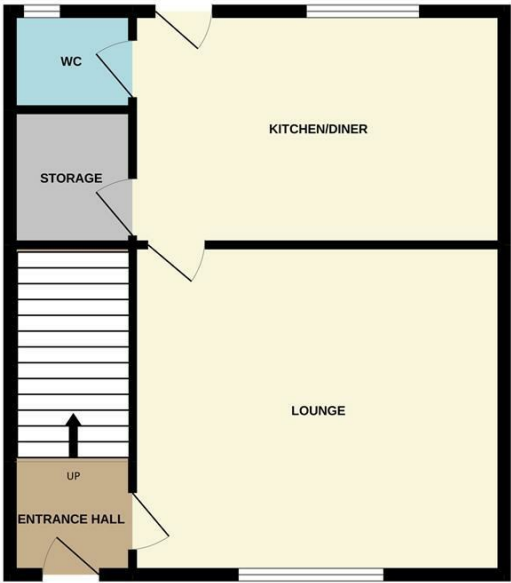
19'1" x 9'7" (5.82 x 2.93)
An electric up and over door to the front aspect. A double glazed window to the rear aspect. Power and light.



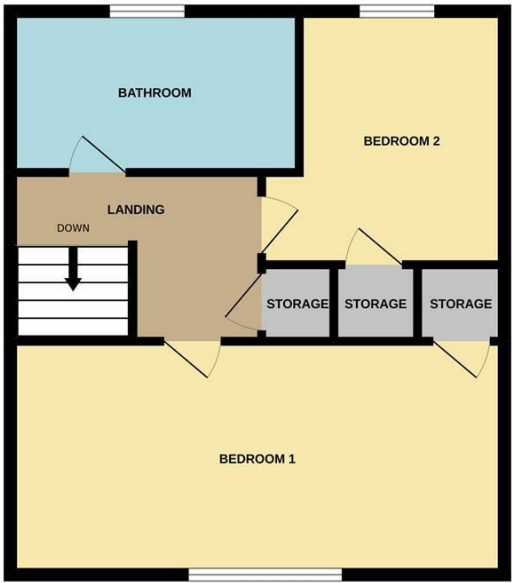


Floor Plan

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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