



## 8 Felstead Street Baddeley Green, Stoke-On-Trent, ST2 7HJ

Oh no we didn't! Oh yes we did! We have found you a spacious three bedroom semi detached property in the extremely sought after area of Baddeley Green. This property is ready and waiting for a new owner and is sold with no upward chain. The accommodation on offer comprises lounge, large L-shaped kitchen/diner, three bedrooms and family bathroom. Externally the property benefits from off road parking with a garage and a fully enclosed rear garden, laid to artificial lawn. Situated in the popular area of Baddeley Green, close to local amenities, canal towpaths and excellent schooling. Oh yes we did!!! We did it again, call today to book your viewing!

**Offers in the region of £170,000**

# 8 Felstead Street

## Baddeley Green, Stoke-On-Trent, ST2 7HJ



- SEMI DETACHED
- THREE BEDROOMS
- GARAGE
- NO UPWARD CHAIN

- LOUNGE
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN

- LARGE KITCHEN/DINER
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION

### GROUND FLOOR

#### Entrance Hall

9'10" x 5'9" (3.00 x 1.76)

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

#### Lounge

13'9" x 10'9" (4.20 x 3.29)

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

#### L-Shaped Kitchen/Diner

20'11" x 16'11" (6.40 x 5.17)

A double glazed bay window overlooks the rear aspect and one to the side aspect. Fitted with wall and base storage units and inset stainless steel sink unit, coordinating work surface areas and partly tiled walls. Space for fridge/freezer, free standing cooker and washing machine. Under stairs storage with access to the side aspect.

The dining area has double glazed windows to the rear and side aspect with a double glazed door leading out to the rear garden. Radiator.

### FIRST FLOOR

#### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

#### Bedroom One

10'11" x 9'7" (3.33 x 2.94)

A double glazed window overlooks the rear aspect. Radiator.

#### Bedroom Two

9'10" x 7'2" (3.01 x 2.19)

A double glazed window overlooks the front aspect. Radiator.

#### Bedroom Three

7'10" x 7'1" (2.40 x 2.17)

A double glazed window overlooks the rear aspect. Radiator.

### Bathroom

7'8" x 5'5" (2.36 x 1.66)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Radiator. Central heating boiler.

### EXTERIOR

To the front there is a tarmacadam driveway which leads down the side of the property to the garage. To the rear the property is laid to artificial lawn, laid decking, with a gravelled border and enclosed by panelled fencing with a side access gate.

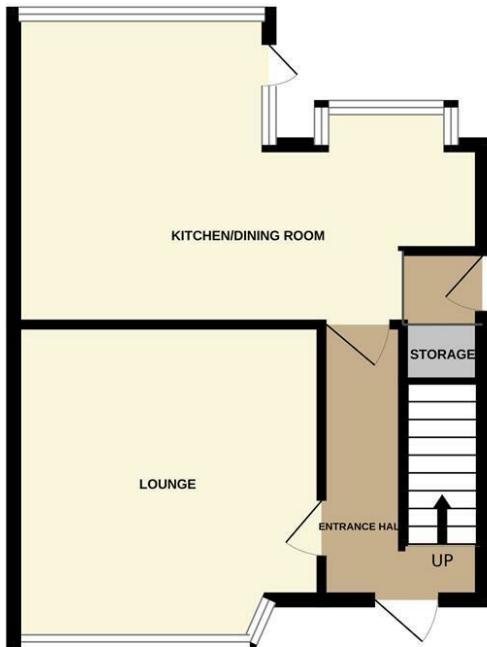
### Garage

Double wooden doors to the front and a window overlooks the side aspect.

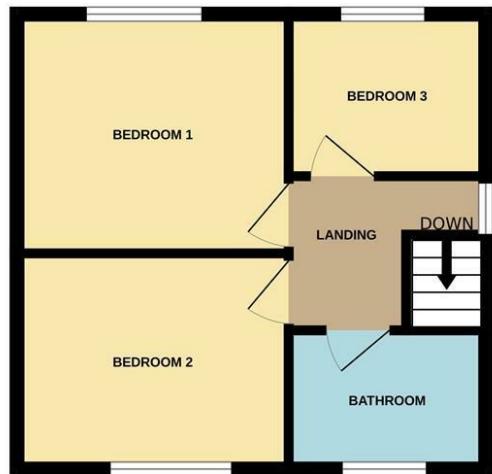


## Floor Plan

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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		49	76
EU Directive 2002/91/EC			
England & Wales			

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