



35 Trentfield Road Baddeley Green, Stoke-On-Trent, ST2 7JH

A home is a blank canvas and we are the painters, needing to create something of worth and beauty that marks our journey. You hold your brush, choose your palette and begin to fill the blank canvas, realising that you are the artist and this is the place you will call home. I have a fantastic opportunity for you to put your own stamp on a spacious semi detached property in the extremely desirable area of Baddeley Green. The accommodation on offer comprises a large lounge/diner, extended breakfast kitchen, utility room, three bedrooms, family bathroom, shower room and downstairs toilet. Externally the property benefits from off road parking and good sized rear garden. Sold with no upward chain its time to get your inner artist flowing and make this one yours. Call today to book a viewing.

£165,000

35 Trentfield Road

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



- GOOD SIZED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LARGE CORNER PLOT GARDEN
- VIEWING IS A MUST!
- LARGE LOUNGE/ DINING ROOM
- FAMILY BATHROOM
- NO UPWARD CHAIN
- KITCHEN AND UTILITY ROOM
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION

GROUND FLOOR

Entrance Porch

6'0" x 1'8" (1.85 x 0.52)

A UPVC door to the front aspect, tiled flooring and door leading into the entrance hall.

Entrance Hall

7'10" x 7'10" (2.39 x 2.39)

A door to the front aspect. Radiator and electric wall heater. Door to storage cupboard and stairs to the first floor.

Lounge/Diner

23'11" x 10'11" (7.30 x 3.34)

A double glazed window to the front and rear aspect. Open fireplace, radiator and two electric wall heaters.

Utility Room

8'11" x 8'9" (2.73 x 2.69)

A double glazed window to the rear aspect. Fitted with base units and inset stainless steel sink and side drainer. Plumbing for a washing machine and door to storage cupboard.

Shower Room

3'3" x 2'10" (1.00 x 0.88)

Shower head and partly tiled walls.

Kitchen

15'10" x 10'2" (4.83 x 3.11)

A double glazed window to the side aspect and double glazed sliding doors to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sinks and side drainer, co ordinating work surface areas and fully tiled walls. Integrated appliances include gas oven and gas hob with cooker hood above. Space for a fridge and freezer. Radiator.

Rear Entrance Porch

3'6" x 2'11" (1.07 x 0.90)

A UPVC door to the side aspect and door leading into the utility room.

Cloakroom

3'9" x 2'10" (1.15 x 0.87)

LLWC.

FIRST FLOOR

Landing

6'11" x 6'7" (2.13 x 2.02)

A double glazed window to the side aspect. Loft hatch access and stairs from the ground floor.

Bedroom One

12'9" x 10'11" (3.90 x 3.35)

A double glazed window to the front aspect. Electric wall heater.

Bedroom Two

11'1" x 10'11" (3.38 x 3.34)

A double glazed window to the rear aspect. Electric wall heater.

Bedroom Three

7'10" x 6'8" (2.41 x 2.04)

A double glazed window to the rear aspect. Radiator and boiler.

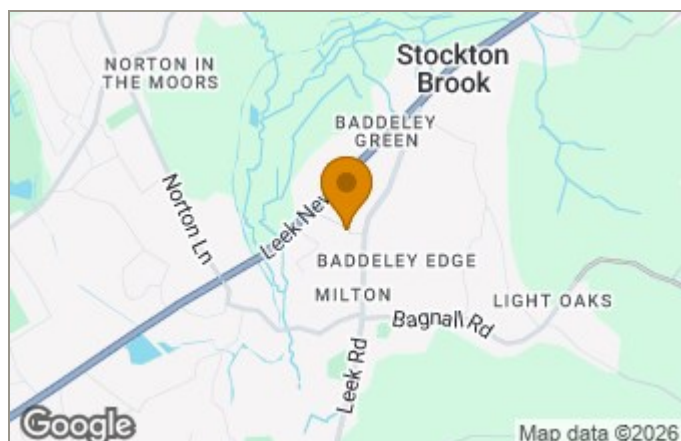
Bathroom

7'2" x 6'1" (2.20 x 1.86)

A double glazed window to the front aspect. Fitted with a suite comprising bath, vanity wash hand basin and low level W.C. Partly tiled walls and door to storage cupboard housing tank.

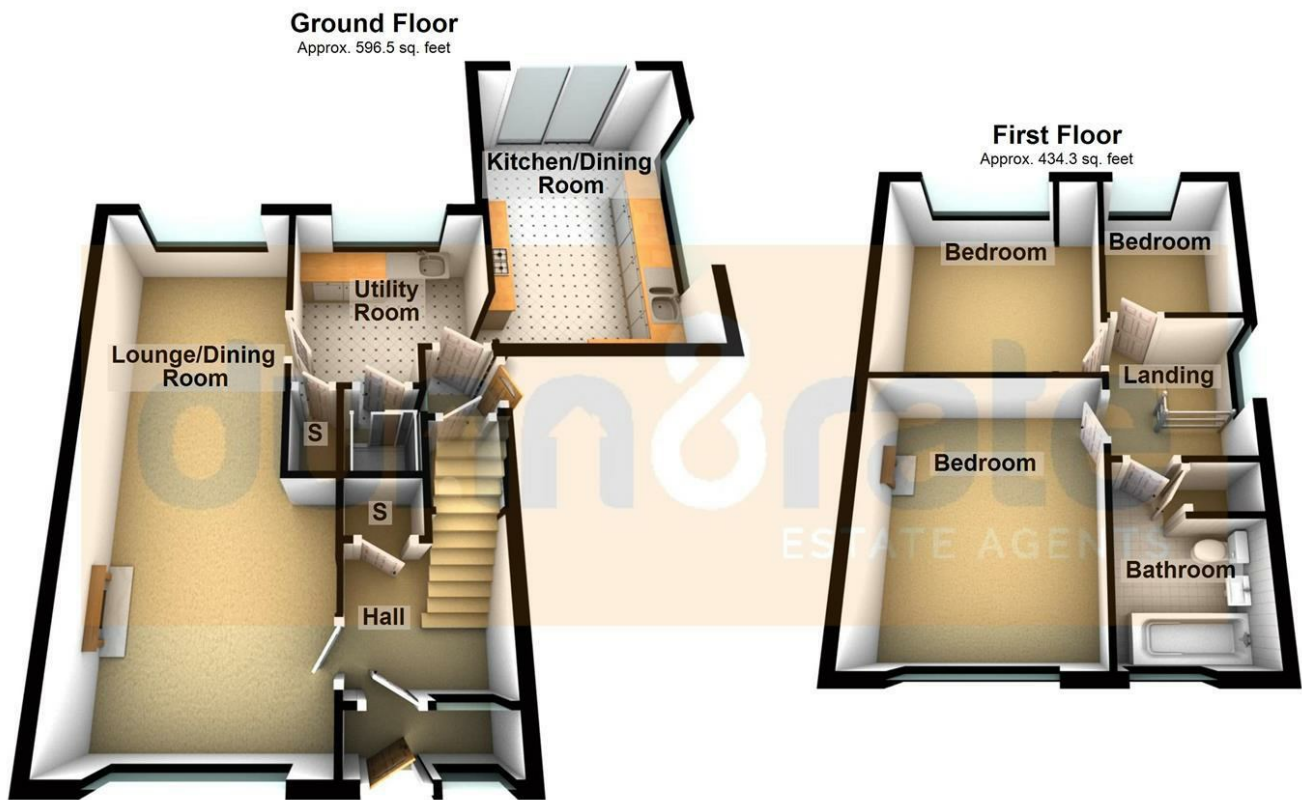
EXTERIOR

The front of the property has a a lawned area with mature shrubs and tarmac driveway providing off road parking. The rear is paved with mature shrubs and houses a shed and greenhouse.





Floor Plan



Total area: approx. 1030.8 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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