



126 Baddeley Green Lane

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

What can I say except, "Your Welcome!" Hey, it's okay, it's okay. You're welcome! The property search can end, hours of endlessly looking on Rightmove can stop. Here I give you a spacious semi detached property in the popular area of Baddeley Green. Boasting a lounge, dining room, fitted kitchen, three good sized bedrooms and family bathroom. Externally the property benefits from off road parking, garage, utility room and a fully enclosed large rear garden. Located in the popular area of Baddeley Green, within walking distance to local amenities, excellent schooling and canal towpaths. Sold with no upward chain. So like I said what can I say except, "Your Welcome!" Make this beautiful home yours today! Call today to book a viewing.

Offers in the region of £220,000

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



- SPACIOUS WELL PRESENTED SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- AMPLE OFF ROAD PARKING
- DINING ROOM AND LIVING ROOM WITH MULTI FUEL BURNER
- BATHROOM SUITE WITH BATH AND SEPERATE SHOWER
- LARGE ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN
- DETACHED GARAGE WITH UTILITY ROOM
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

14'11" x 7'1" (4.56 x 2.18)

A UPVC door to the front aspect and UPVC window to the front aspect.

Stairs to the first floor and telephone point. Divinchi flooring

Lounge

13'5" x 11'10" (4.09 x 3.63)

A UPVC window to the rear aspect.

Multi fuel burner and wall lights.

Radiator and television point.

Dining Room

14'3" x 12'7" (4.36 x 3.85)

A UPVC bay window to the front aspect. Gas fireplace and radiator., Television point.

Kitchen

13'1" x 7'8" (3.99 x 2.36)

A UPVC stable door to the rear aspect.

two single glazed windows to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and gas hob with cooker hood above. Fridge and freezer. Plumbing for a washing machine and cupboard housing boiler. Radiator and ceiling spotlights.

Landing

7'10" x 7'4" (2.40 x 2.25)

A UPVC window to the side aspect.

Stairs from the ground floor and loft hatch access.

Bedroom One

13'5" x 12'0" (4.09 x 3.66)

A UPVC window to the rear aspect.

Fitted wardrobes and radiator.

Television point.

Bedroom Two

12'7" x 12'4" (3.86 x 3.76)

A UPVC window to the front aspect.

Built wardrobes and radiator.

Television point.

Bedroom Three

8'2" x 7'1" (2.50 x 2.17)

A UPVC window to the front aspect.

Fitted wardrobes and radiator.

Bathroom

9'7" x 7'8" (2.94 x 2.34)

UPVC windows to the side aspect.

Fitted with a suite comprising bath with mixer tap, shower cubicle with waterfall above, vanity wash hand basin and low level W.C. Fully tiled walls and radiator. Tiled flooring and ceiling spotlights.

EXTERIOR

To the front of the property there is a good sized block paved driveway. To

the side the driveway leads to the garage and has a door to a storage cupboard. To the rear of the property there is a large garden with an Indian stone patio and further patio areas. Matures borders, planters, hedges, pond vegetable patch and a brick built shed.

Garage

23'7" x 7'11" (7.20 x 2.43)

Electric up and over door to the front aspect. Power and light. Opening leading to utility room.

Utility Room

8'0" x 5'8" (2.45 x 1.73)

A UPVC door to the front aspect.

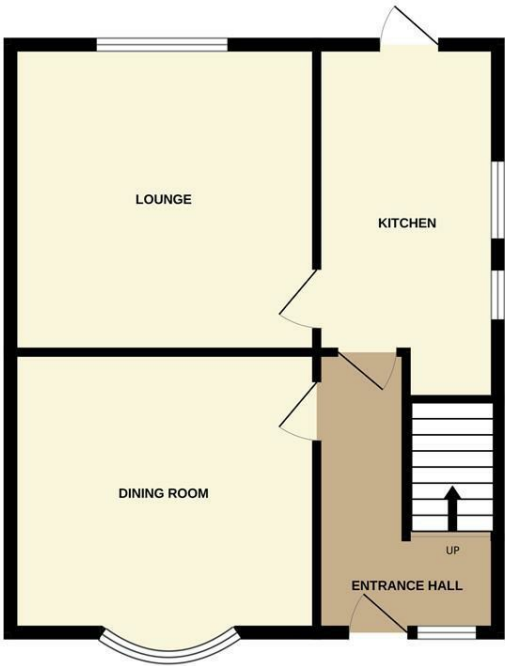
Space for tumble dryer, power and light.

FIRST FLOOR

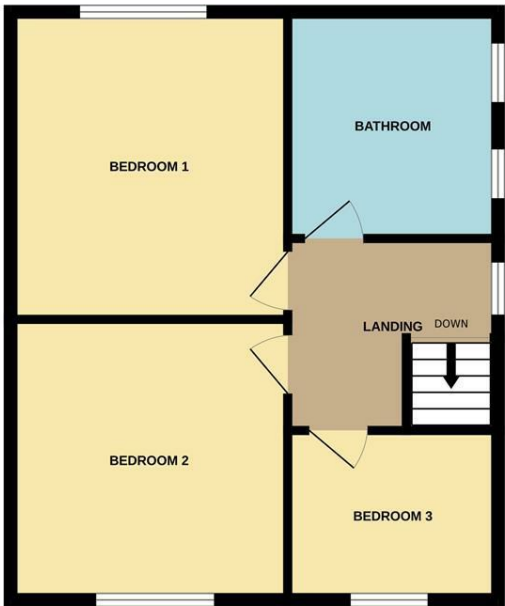


Floor Plan

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.
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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