



8 Doulton Grove

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

Like any fine china Royal DOULTON will always be renowned as the best! Therefore, why would you settle for anything less in your property search. This spacious three storey town house on DOULTON Grove, is the perfect home for any family. Well maintained throughout and offering versatile living accommodation over three floors. The sizeable accommodation on offer comprises a bedroom/playroom, utility room and shower room to the ground floor, to the first floor there is a sizeable lounge and modern fitted kitchen/diner and to the second floor you will find three bedrooms, a family bathroom plus en-suite to the master. Externally the property benefits from off road parking and a garage to the frontage. To the rear the garden is fully enclosed and laid to lawn with an Indian stone patio area. Located in the popular area of Baddeley Green close to local amenities, excellent schooling and canal towpaths. It's time to put the kettle on, get the fine china out, only Royal DOULTON will do as make this your new home!

£240,000

8 Doulton Grove

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



- IMMACULATE TOWN HOUSE
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY FAMILY BATHROOM
- FULLY ENCLOSED REAR GARDEN
- SPACIOUS FAMILY HOME
- BEDROOM/PLAYROOM
- EN-SUITE PLUS SHOWER ROOM
- LARGE LOUNGE WITH BALCONY
- THREE/ FOUR BEDROOMS
- OFF ROAD PARKING & GARAGE

GROUND FLOOR

Entrance Hall

14'9" x 7'1" (4.50 x 2.16)

The property has a double glazed entrance door to the front aspect. Ceiling spotlights and laminate flooring. Stairs leading to the first floor. Radiator.

Bedroom Four/Playroom

10'7" x 10'6" (3.23 x 3.22)

Double glazed sliding patio doors lead out to the rear aspect. Laminate flooring, television point and radiator.

Shower Room

7'8" x 3'1" (2.34 x 0.94)

Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Shaver point and radiator.

Utility Room

10'7" x 10'6" (3.23 x 3.22)

A double glazed access door leads to the rear garden. Fitted with base storage units and an inset stainless steel sink unit and side drainer. Coordinating

work surface areas and partly tiled walls. Cupboard housing central heating boiler. Space for tumble dryer and plumbing for washing machine.

FIRST FLOOR

First Floor Landing

9'3" x 8'10" (2.84 x 2.70)

Large storage cupboard and radiator. Stairs from the ground floor and to the second floor.

Lounge

16'2" x 12'5" (4.94 x 3.79)

A double glazed window overlooks the front aspect coupled with a Juliet balcony to the front.

Television and telephone points. Ceiling spotlights and engineered wooden flooring. Two radiators.

Kitchen/Diner

16'2" x 10'6" (4.93 x 3.22)

A double glazed window overlooks the rear aspect coupled with a Juliet balcony to the rear. Fitted with a range of wall and base storage units with inset Asterite sink unit and side

drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven with gas hob over and cookerhood above. Space for fridge/freezer and radiator. Ceiling spotlights.

SECOND FLOOR

Second Floor Landing

8'7" x 5'11" (2.64 x 1.81)

Radiator. Stairs from the first floor.

Bedroom One

10'9" x 10'6" (3.28 x 3.22)

A double glazed window overlooks the rear aspect. Fitted wardrobes and radiator. Loft access hatch.

En-Suite

10'7" x 5'1" (3.25 x 1.55)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Extractor fan, shaver point and ceiling spotlights. Vertical towel radiator.

Bedroom Two

12'4" x 8'4" (3.77 x 2.56)

A double glazed window overlooks the front aspect. Fitted wardrobes. Radiator.

Bedroom Three

12'8" x 7'4" (3.87 x 2.26)

A double glazed window overlooks the front aspect. Radiator.

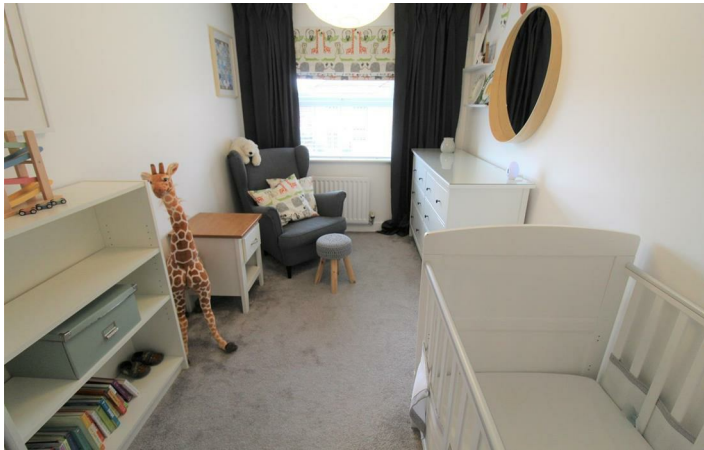
Bathroom

6'6" x 5'8" (1.99 x 1.73)

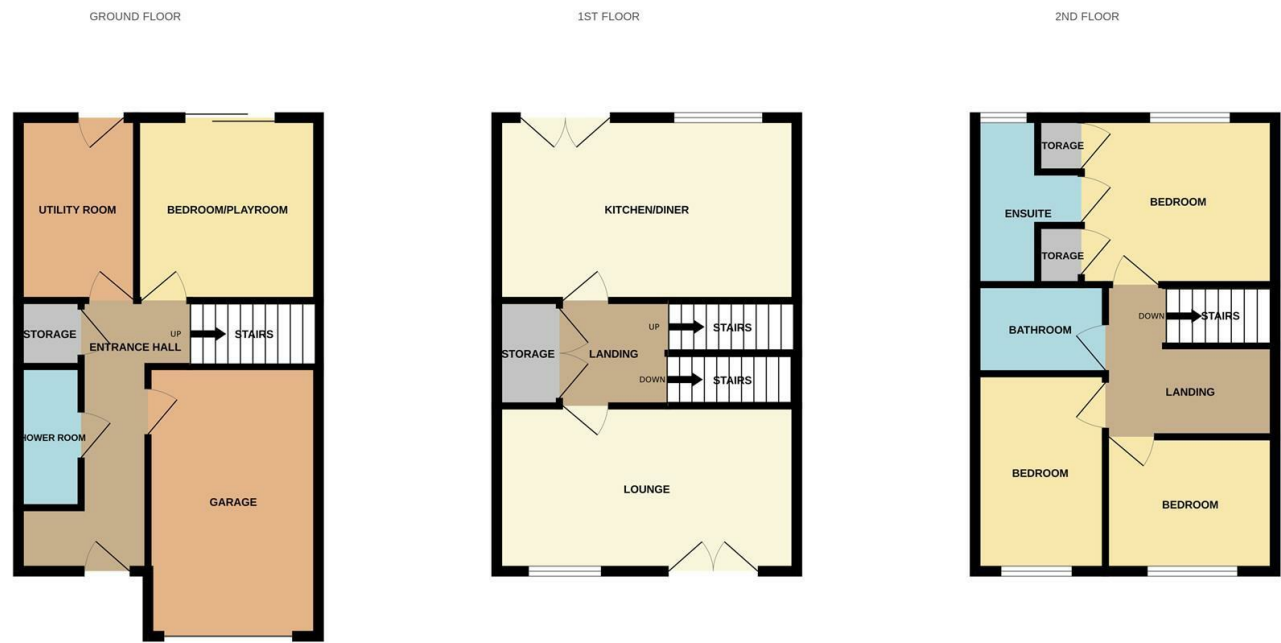
Fitted with a suite comprising bath, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Radiator.

EXTERIOR

To the front the property benefits from an driveway, storage cupboard and access to a garage. To the rear the garden is fully enclosed and laid to lawn with an Indian stone patio seating area, a further paved patio area and a barked area. Enclosed by panelled fencing and rear access gate for side access.



Floor Plan



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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