



790 Leek New Road Baddeley Green, Stoke-On-Trent, ST2 7HY

Don't judge something based on initial appearances, because looks can be deceiving. This statement couldn't be any more better placed to describe this family home on Leek New Road. From the first glance you will see a standard extended semi detached, but what you won't see is that behind its entrance door you will find a large lounge/dining room, a separate sitting room, a breakfast/kitchen, utility room, four, yes I said four bedrooms, family bathroom and en-suite to the master bedroom. Surprised??? Well the shock doesn't end there, the property also has ample off road parking to the front, an integral garage and a fantastic sized rear garden that is fully enclosed. Its located in the desirable area of Baddeley Green, with commuter links on your doorstep, canal towpaths, local amenities and excellent schooling. Told you looks can be deceiving, bet you weren't expecting that!!!

£259,950

790 Leek New Road

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



- EXTREMELY SPACIOUS SEMI DETACHED PROPERTY
- BREAKFAST/KITCHEN & UTILITY ROOM
- OFF ROAD PARKING & GARAGE
- POPULAR LOCATION
- LARGE LOUNGE/DINER
- FOUR BEDROOMS
- GOOD SIZED REAR GARDEN
- SEPERATE SITTING ROOM
- FAMILY BATHROOM PLUS EN-SUITE
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Porch

5'8" x 3'2" (1.74 x 0.99)

The property has a two double glazed doors leading into the porch coupled with double glazed windows to the side and front.

Entrance Hall

10'9" x 6'8" (3.30 x 2.04)

A wooden glazed door leads from the entrance porch coupled with a glazed window to the front. Stairs lead to the first floor. Radiator.

Lounge/Diner

24'6" x 10'10" (7.47 x 3.31)

A double glazed window overlooks the front aspect and double glazed sliding patio doors lead out onto the rear garden. Fireplace housing gas fire. Television point and two radiators. Space for table and chairs.

Sitting Room

11'6" x 8'9" (3.53 x 2.69)

A double glazed window overlooks the rear aspect. Under stairs storage cupboard. Television point and radiator.

Breakfast Kitchen

15'8" x 12'9" (4.79 x 3.91)

A double glazed window overlooks the side and rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven, gas hob with cooker hood and dishwasher. Space for fridge and floor mounted central heating boiler. Space for table and chairs with partly

tiled flooring. An access door leads into the garage. Radiator.

Utility Room

8'3" x 4'8" (2.53 x 1.43)

A double glazed window overlooks the rear aspect coupled with an access door leading out onto the rear garden. Work surface areas and wall units. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

18'11" x 9'5" (5.78 x 2.89)

A double glazed window overlooks the rear aspect. Fitted with two wardrobes and radiator.

En-Suite

9'5" x 5'8" (2.89 x 1.75)

A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit, low level W.C and vanity hand wash basin. Fully tiled walls and flooring. Extractor fan and ceiling spotlights. Ladder style towel radiator.

Bedroom Two

12'10" x 10'9" (3.92 x 3.28)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes. Radiator.

Bedroom Three

10'9" x 10'8" (3.30 x 3.27)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Four

7'11" x 6'7" (2.43 x 2.01)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

7'8" x 6'5" (2.35 x 1.98)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower mixer tap, low level W.C and wash hand basin. Fully tiled walls and ladder style towel radiator. Airing cupboard.

EXTERIOR

To the front there is a block paved driveway leading to the garage, the frontage is laid to lawn with established flower bed borders. To the rear the garden is a good size and fully enclosed. The garden has a paved patio seating area with lawn and raised planter bed borders. Steps lead up to a greenhouse and planting area.

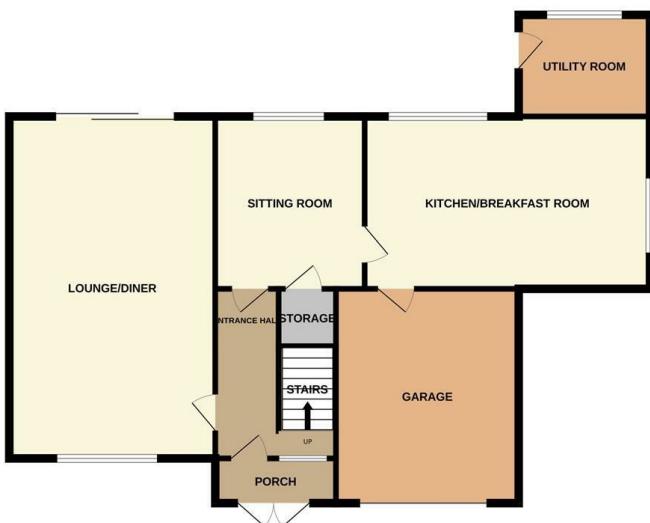
Garage

Up and over door to the front and rear access door into the breakfast kitchen. Power and lighting.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	