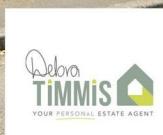


**Baddeley Green Lane Baddeley Green Stoke-On-Trent ST2 7HB**



**Offers In Excess Of £250,000**

If Baddeley Green Lane is the place you want to be -  
Then be sure to be quick, this property you really must see! -  
A spacious extended semi, a wonderful family home -  
With plenty of space upstairs and downstairs to roam -  
There's THREE BEDROOMS plus GROUND FLOOR WC -  
Impressive kitchen/diner/family room and beautiful lounge to fill you with glee -  
With gardens front and back and a garage too -  
Do not delay, call us now to view!

Nestled in the sought-after location of Baddeley Green Lane, this stunning and stylish extended semi-detached house is a true gem waiting to be discovered. As you step into the property, you are greeted by an inviting entrance hall leading to a separate WC, a cosy lounge, and an impressive open-plan kitchen/diner/family room - perfect for entertaining guests or enjoying family meals. Boasting three bedrooms and a beautiful bathroom, this property offers ample space for a growing family or those looking for extra room to relax and unwind. The double glazed windows and central heating ensure that you'll always be comfortable in any season. Outside, you'll find a driveway and garage, providing convenient parking options and extra storage space. With its modern features and desirable location, this property is truly a must-see. Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm of this lovely semi-detached house for yourself.

### Entrance Hall

Composite door and two double glazed windows to the front aspect. Radiator. Stairs off to the first floor.

### Lounge

13'8" max x 11'2" max (4.17 max x 3.41 max)

Double glazed window to the front aspect. Radiator.

### Open-Plan Kitchen/Diner/Sitting/Family Area

18'4" max x 17'7" max (5.61 max x 5.37 max)

Open-plan comprises;



### Kitchen

Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Truly beautifully presented fitted kitchen with a range of contemporary wall and base units, integrated appliances include electric hob, built-in double oven and grill. Extractor hood. Plumbing for automatic washing machine. Stainless steel sink with single drainer, mixer tap. Cupboard housing gas central heating boiler. Inset ceiling spot lights. Two double glazed windows. Radiator.

### Dining/Sitting/Family Area

Two double glazed windows and double glazed door to the rear aspect. Laminated flooring. Two radiators. Space for dining table and sofa.

### Separate WC

6'6" x 2'6" (1.99 x 0.78)

Double glazed window. Combination WC and wash basin.

### First Floor

#### Landing

Double glazed window. Loft access.

#### Bedroom One

14'2" into bay x 11'2" (4.34 into bay x 3.42)

Double glazed bay window. Radiator.



### Bedroom Two

12'11" x 11'2" (3.95 x 3.41)

Double glazed window. Radiator.

### Bedroom Three

7'2" x 6'11" (2.20 x 2.11)

Double glazed window. Radiator.

### Bathroom

8'7" x 6'9" (2.63 x 2.06)

Beautifully presented suite comprises, panel bath with shower mixer and mains shower, pedestal wash hand basin and low level WC. Part tiled splash backs. Inset ceiling spot lights. Radiator.

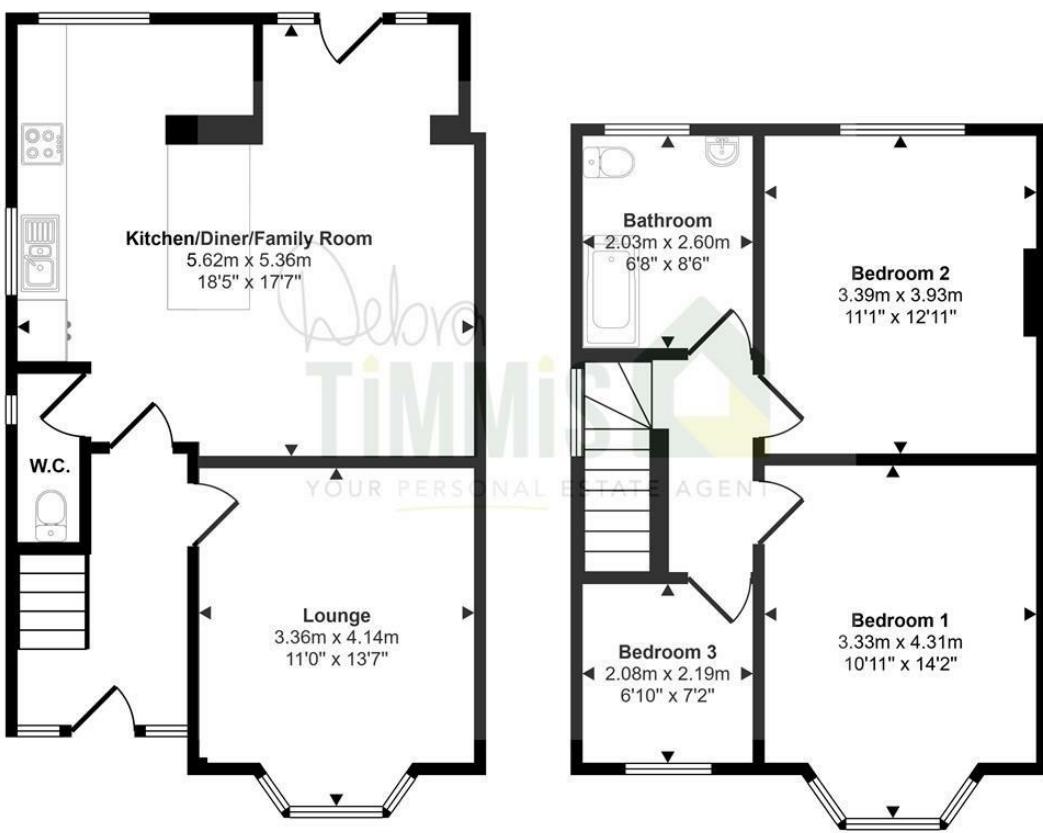


### Externally

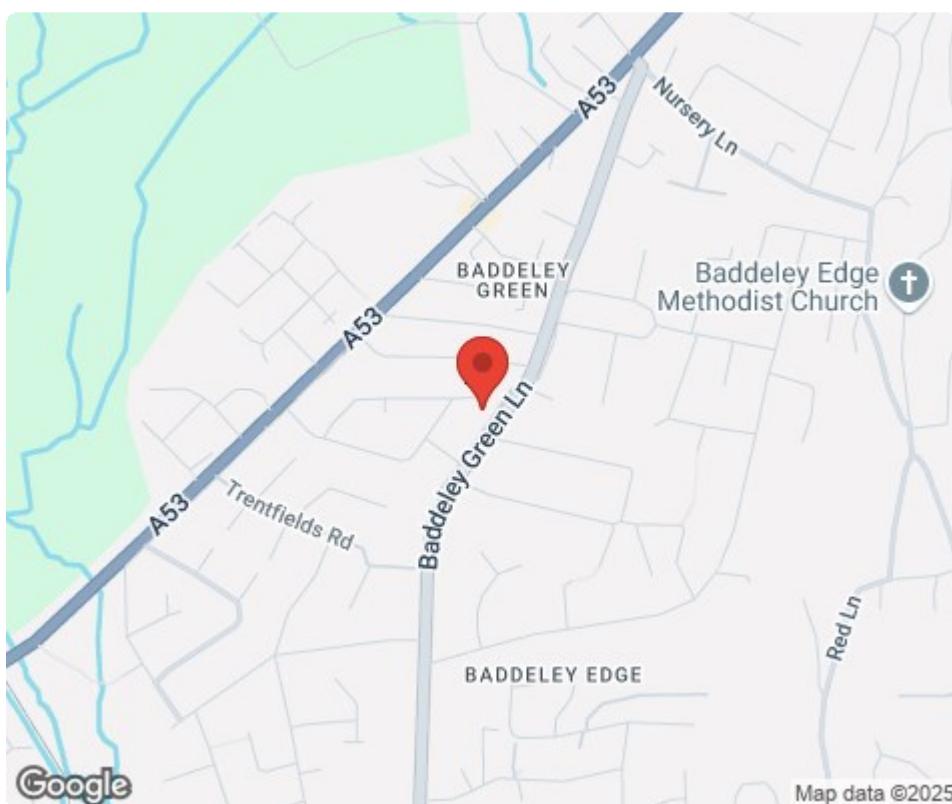
Low maintenance gravel frontage and driveway providing ample off road parking. Access to the garage suitable for a small width vehicle. Gated access to a beautiful landscape garden with patio seating area, artificial lawn and raised feature planter.



Approx Gross Internal Area  
94 sq m / 1011 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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		