



Baddeley Hall Road, Baddeley Green, ST2 7JZ.  
Offers in the Region Of £185,000

Whittaker Est. 1930  
& Biggs



## Baddeley Hall Road, Baddeley Green, ST2 7JZ.

This well presented four bedroom semi detached property boasts an impressive 20ft living room / dining room, conservatory, off road parking, sizable rear garden and outstanding views to the rear. Located in the ever popular residential location of Baddeley Green with many local amenities and within close proximity to the city of Stoke – On- Trent and village of Leek.

You're welcomed into the property via the entrance hallway with staircase to the first floor and useful storage cupboard. Within the kitchen are units to the base and eye level, electric cooker point, stainless steel sink with drainer, plumbing for a washing machine, space for free standing fridge freezer and UPVC double glazed door to the side elevation. The impressive living room / dining room offers access to the UPVC double glazed patio doors opening to the conservatory.

To the first floor are three sizable bedrooms and modern bathroom comprising of a panelled bath with shower over, lower level WC and vanity wash hand basin. To the second floor is a further bedroom suite with sitting area, bedroom area and shower ensuite.

Externally is a good sized plot, to the frontage is a brick driveway proving ample off road parking for several vehicles. To the rear is a tiered garden with stone flagged patio area and area laid to gravel with timber fenced boundaries and excellent views.

A viewing comes highly recommend to appreciate the size, position and quality of this property.

### Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent, being located on Clive Avenue, which is situated just off the A53 'Leek New Road'. The property is in the catchment of popular local schools and canal walks are on the doorstep.





### Entrance Hallway

UPVC double glazed door to the front elevation, staircase to the first floor, cloak room, radiator.

### Kitchen 15' 4" x 8' 4" (4.67m x 2.54m)

UPVC double glazed door and window to the side elevation, UPVC double glazed window to the rear elevation, units to the base and eye level, electric cooker point, extractor fan, stainless steel sink with drainer, plumbing for a washing machine, space for a free standing fridge freezer, radiator.

### Living Room / Dining Room 20' 2" x 11' 2" (6.15m x 3.40m)

UPVC double glazed window to the front elevation, two radiators, cornicing, ceiling rose.

### Conservatory 13' 2" x 9' 4" (4.01m x 2.84m)

UPVC double glazed patio doors to the side elevation, power and light connected.

### First Floor

#### Landing

Storage cupboard, radiator.

### Bedroom Two 13' 8" x 9' 3" (4.17m x 2.82m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom Three 11' 4" x 6' 4" (3.45m x 1.93m)

UPVC double glazed window to the rear elevation, radiator.

### Bedroom Four 7' 4" x 5' 3" (2.24m x 1.60m)

UPVC double glazed window to the front elevation, radiator.

### Bathroom

UPVC double glazed window to the rear elevation, ladder radiator, panelled bath with shower over, lower level WC, vanity wash hand basin.

### Second Floor

### Bedroom One / Living Space 15' 1" x 8' 4" (4.60m x 2.54m)

Two Verlux style windows, radiator.

#### Ensuite

Verlux style window, radiator, shower cubicle, lower level WC, pedestal wash hand basin.

#### Externally

To the frontage, graveled driveway, stone flagged walkway. To the rear, area laid to gravel, stone flagged patio area, stone walled boundary.



Note:  
Council Tax Band: A

EPC Rating: D

Tenure: believed to be Freehold

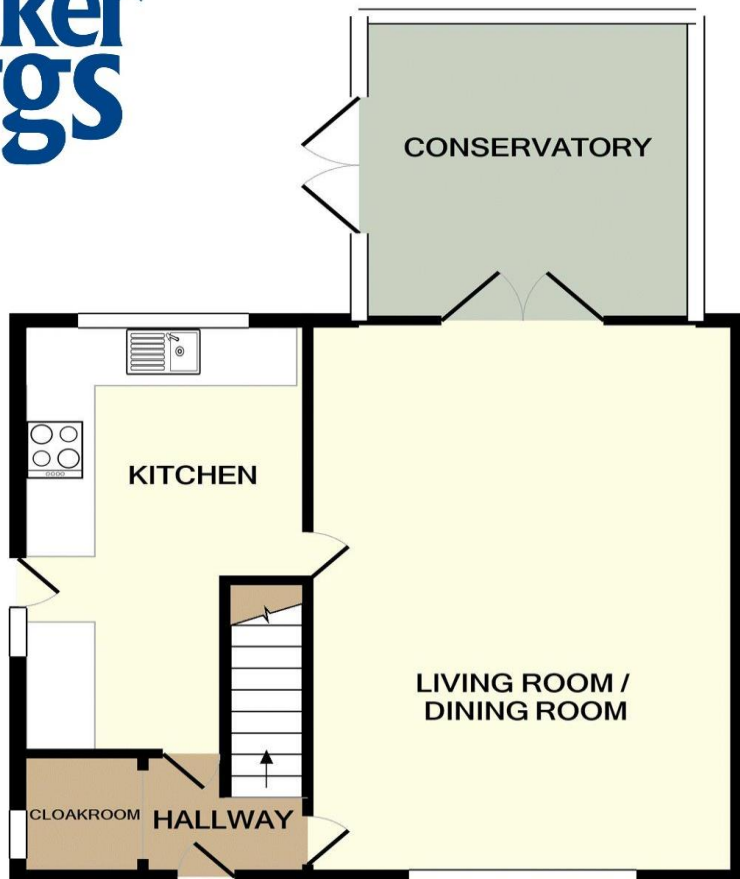




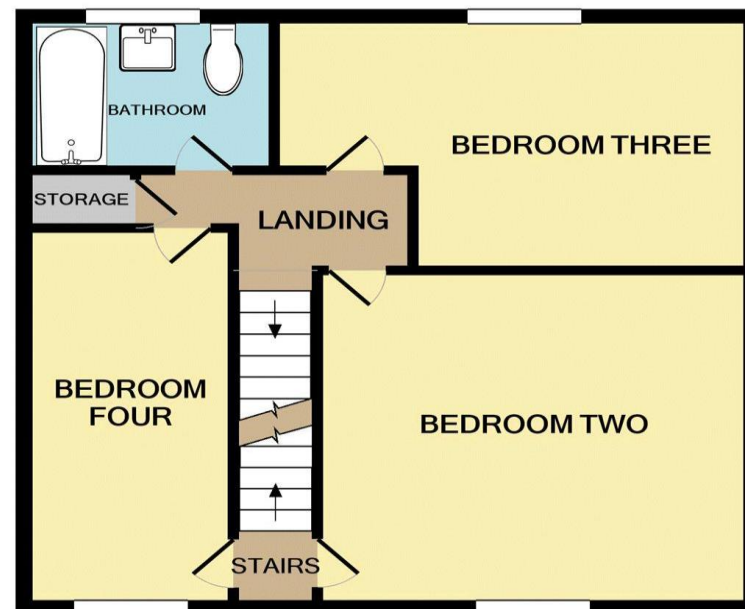




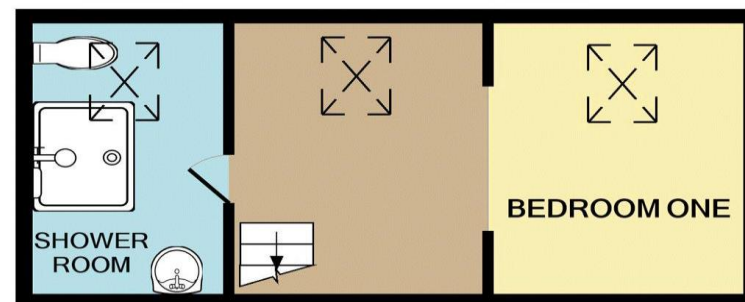




GROUND FLOOR  
APPROX. FLOOR  
AREA 495 SQ.FT.  
(46.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 204 SQ.FT.  
(18.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1122 SQ.FT. (104.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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