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Estate Agents

Letting and Management Specialists



32 Baddeley Green Lane, Baddeley Green, Stoke-On-Trent, ST2 7HE

Offers In The Region Of

£195,000

- Semi Detached Home
- Ideal For First Time Buyers Or Families
- Spacious Kitchen Diner
- Private Garden
- Sought After Location
- Two Bedrooms
- Spacious Living Room
- Driveway For Two Vehicles

The perfect first time buy with a stunning ground floor extension!

This two bedroom semi detached house in the sought after location of Baddeley Green offers many attractive features which are bound to appeal to first time buyers and young families.

There is a driveway at the front providing off road parking for two vehicles and an Indian stone paved garden at the rear offering privacy and the perfect area to enjoy the evening sun.

The main feature of the property is the ground floor extension which has created a spacious and practical kitchen-diner, complete with velux windows and french doors into the garden.

The living room is of a particularly good size and you will find two double bedrooms to the first floor along with a fully fitted shower room.

We are advised by the vendor that plans have been passed to add an additional bedroom and downstairs w/c.

Local amenities are aplenty and the property is conveniently located with good access roads to Endon/Stockton Brook as well as Milton Village being only a short distance away.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE

Composite front door. Tiled flooring. Access to first floor.

LIVING ROOM

15'05 max, 10'01 min x 14'11 max (4.70m max, 3.07m min x 4.55m max)
UPVC double glazed window. Fitted carpet. Radiator.

KITCHEN

14'08 x 11'00 (4.47m x 3.35m)
UPVC double glazed window. Tiled floor and part tiled walls. Range of wall cupboards and base units. Combi boiler. Open plan into the...

DINING ROOM

12'03 x 8'06 (3.73m x 2.59m)
Two UPVC double glazed windows and french doors leading into the garden.
Tiled flooring. Two velux windows.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

14'11 max x 10'11 max (4.55m max x 3.33m max)
UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

13'09 x 7'06 (4.19m x 2.29m)
UPVC double glazed window. Fitted carpet. Radiator.

SHOWER ROOM

6'11 x 5'09 (2.11m x 1.75m)
UPVC double glazed window. Tiled floor and walls. Radiator. White suite consisting of wc, wash basin within a vanity unit and a corner shower.

OUTSIDE

To the rear of the property is a stone patio with a small decked area and a small artificial lawn.

To the front of the property is a tarmacked driveway that provides off road parking for two vehicles.

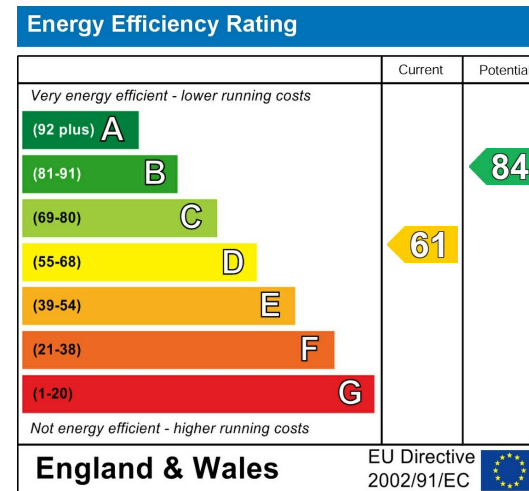


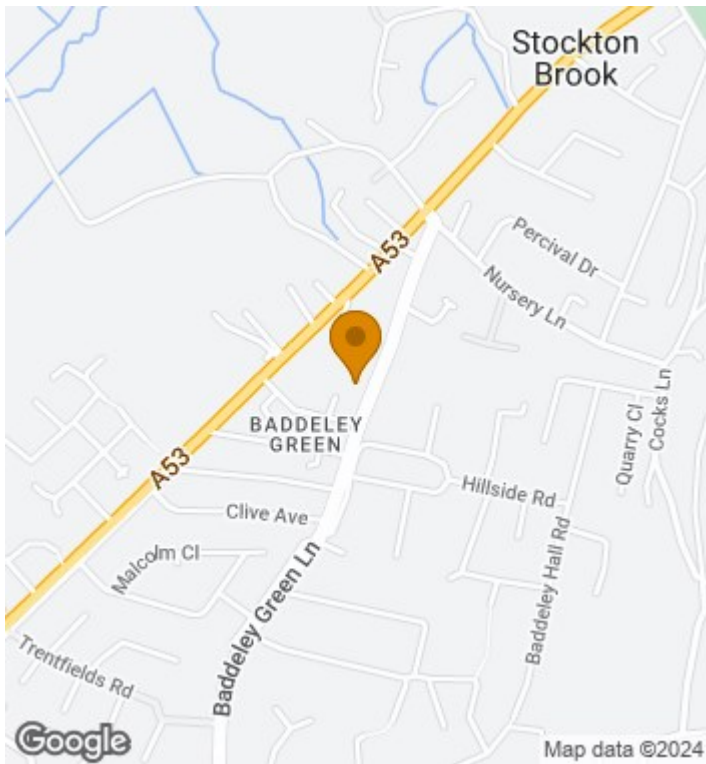


MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C





PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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