



Leek New Road, Baddeley Green, Stoke-On-Trent, ST2 7HL.  
Offers In The Region Of £175,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

# Leek New Road, Baddeley Green, Stoke-On-Trent, ST2 7HL.

This two-bedroom town house is situated in the popular location of Baddeley Green and boasts a driveway to the front, open plan kitchen/dining room, first floor bathroom, study, low maintenance rear garden and an annex located to the rear. The annex incorporates a kitchen, living/dining room, bedroom and shower room.

You're welcomed into the property via the hallway with useful understairs cupboard. The living room is located to the front and has a bay window to the frontage. To the rear is the open plan kitchen/dining room, having a good range of fitted units to the base and eye level, breakfast island, space for a slimline dishwasher, washing machine, range style cooker with gas burners, electric oven, extractor and patio doors to the rear garden. The dining area also incorporates a good range of fitted units, space for an American style fridge/freezer, ample room for a dining table and chairs, wall mounted gas fired boiler.

To the first floor are two well proportioned bedrooms and a study located to the frontage. The bathroom is well equipped and comprises of a roll top bath on claw feet, shower cubicle with integral fitment, pedestal wash hand basin and low-level WC.

The annex is accessed through patio doors into the living/dining room, having an electric boiler, ample space for living furniture, kitchen with fitted units, plumbing for a washing machine, electric oven and access to the bedroom. A shower room comprises of a shower cubicle, with electric Triton shower, low level WC and pedestal wash hand basin.

Externally to the frontage is concrete print driveway, walled boundary, gravel area and gated access to the rear garden and annex. The rear garden is laid to concrete print patio, gravel area, is fully enclosed with gated access to the rear.

A viewing is highly recommended to appreciate this homes versatility, location and further potential.

## Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent. The property is in the catchment of popular local schools and canal walks are on the doorstep. Within walking distance to local amenities which includes Co-op, Hairdressers and family run Butchers.



### Entrance Hallway

Composite double glazed door to the front elevation, glazed window to the front elevation, radiator, staircase to the first floor, understairs storage cupboard.

### Living Room 12' 0" x 11' 4" (3.65m x 3.45m)

UPVC double glazed bay window, two radiators.

### Kitchen/Dining Room 15' 8" x 14' 1" (4.77m x 4.28m)

max measurements

Range of fitted units to the base and eye level, space for slimline dishwasher, plumbing for washing machine, Range style cooker with gas hob and electric oven, extractor fan, breakfast island, stainless steel sink unit with drainer and chrome mixer tap, UPVC double glazed patio doors to the rear elevation, UPVC double glazed windows to the side elevation, radiator, inset downlights, tiled splashbacks.

Dining Area: UPVC double glazed window to the rear elevation, space for American style fridge/freezer, inset downlights, fitted cupboards, gas fired boiler.

### First Floor

#### Landing

Loft access.

### Bedroom One 13' 0" x 9' 11" (3.97m x 3.01m)

UPVC double glazed window to the rear elevation, radiator.

### Bedroom Two 11' 11" x 11' 3" (3.64m x 3.42m)

UPVC double glazed window to the front elevation, radiator.

### Study 6' 0" x 4' 0" (1.82m x 1.21m)

UPVC double glazed window to the front elevation.

### Bathroom 9' 7" x 8' 0" (2.93m x 2.43m)

Roll top bath set on claw feet, pedestal wash hand basin, lower level WC, radiator, corner shower cubicle with chrome integral fitment, partly tiled, UPVC double glazed window to the rear elevation.

#### Externally

To the front is walled boundary, concrete print driveway, area laid to gravel. To the rear is concrete print patio, area laid to gravel, gated access to the front elevation, walled boundary, outside water tap.

#### Annex

### Living/Dining Area 20' 1" x 6' 6" (6.12m x 1.99m)

Radiator, UPVC double glazed sliding patio doors, windows to the front elevation, wood beams, wall lights, built in cupboard with electric boiler.

### Kitchen 8' 1" x 5' 8" (2.46m x 1.72m)

Range of fitted units to the base and eye level, inset downlights, one and half bowl sink unit with mixer tap and drainer, plumbing for washing machine, electric fan assisted oven, tiled splashbacks.

### Bedroom 8' 2" x 7' 0" (2.50m x 2.13m)

UPVC double glazed window to the front and side elevation, inset downlights, radiator.

### Shower Room 6' 8" x 3' 1" (2.04m x 0.93m)

Lower level WC, vanity sink unit, corner shower cubicle incorporating Triton electric shower, UPVC double glazed window to the front elevation, radiator, loft access.



Note:  
Council Tax Band: A

EPC Rating: D

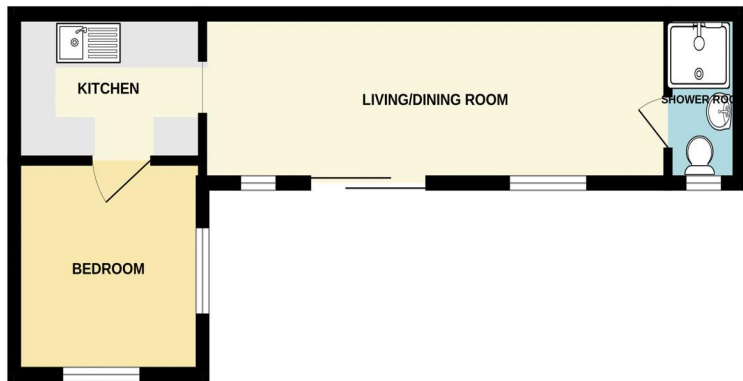
Tenure: believed to be Freehold







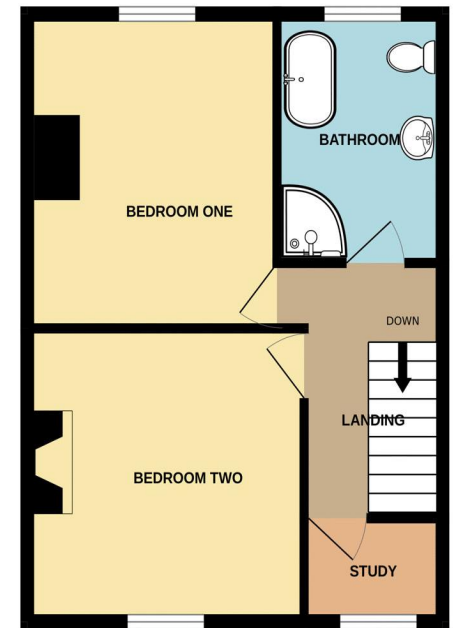
ANNEX



GROUND FLOOR



1ST FLOOR



**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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