

## The Homestead Baddeley Green Stoke-On-Trent ST2 7NR



**Offers In Excess Of £189,950**

## The Homestead, Baddeley Green, Stoke-On-Trent, ST2 7NR

A delightful DETACHED BUNGALOW in a cul de sac -  
with newly laid BLOCK PAVING to the front, side and back -  
MODERN all the way through -  
having BEDROOMS of TWO -  
local amenities, doctors and local shops -  
good location for the MAIN BUS STOPS -  
If this sounds the PERFECT HOME for you -  
Call DEBRA TIMMIS ESTATE AGENTS to arrange to view.

Located in a pleasant cul de sac, just off Baddeley Green Lane, we are pleased to offer this well presented detached bungalow. The bungalow has recently been updated with a modern fitted kitchen and shower room. There are low maintenance gardens to the front and rear elevations and ample parking. The accommodation briefly comprises storm porch, kitchen, lounge diner, two double bedrooms and shower room. This bungalow really is a credit to its owners. Viewing strongly recommended.

### STORM PORCH

UPVC double glazed. UPVC double glazed entrance door and door leading into the kitchen.

### KITCHEN

9'2" x 13'4" (2.79m x 4.06m )

Stainless steel single drainer sink unit having mixer taps, drawers and cupboards below. Range of work surfaces having pan drawers and cupboards below. Wine rack. Matching wall mounted units and matching store cupboard with plumbing for automatic washing machine and dryer. Space for an american fridge. Builtin Miele Induction hob and Neff double oven, Stainless steel canopy extractor hood over. Part tiled walls. Laminated flooring. Coving to ceiling. Down lights. UPVC doubleglazed window and door to side elevation.



### LOUNGE

10'7" x 16'7" (3.23m x 5.05m )

UPVC double glazed bow window to the front elevation. Radiator. Coving to ceiling. Television point.

### INNER HALL

Radiator. Loft access.

### SHOWER ROOM

6'7" x 9'6" (2.01m x 2.90m )

Large shower cubicle. Vanity wash hand basin with drawers below. Bidet and low level W.C. Coving to ceiling. UPVC double glazed window to side elevation. Heated towel rail. Wall light point. Cushion flooring.

### BEDROOM ONE

11'2" x 10'0" (3.40m x 3.05m )

UPVC double glazed window to rear elevation. Radiator. Coving to ceiling.



### BEDROOM TWO

9'0" x 13'2" (2.74m x 4.01m )

UPVC double glazed window to rear elevation. Radiator. Coving to ceiling.

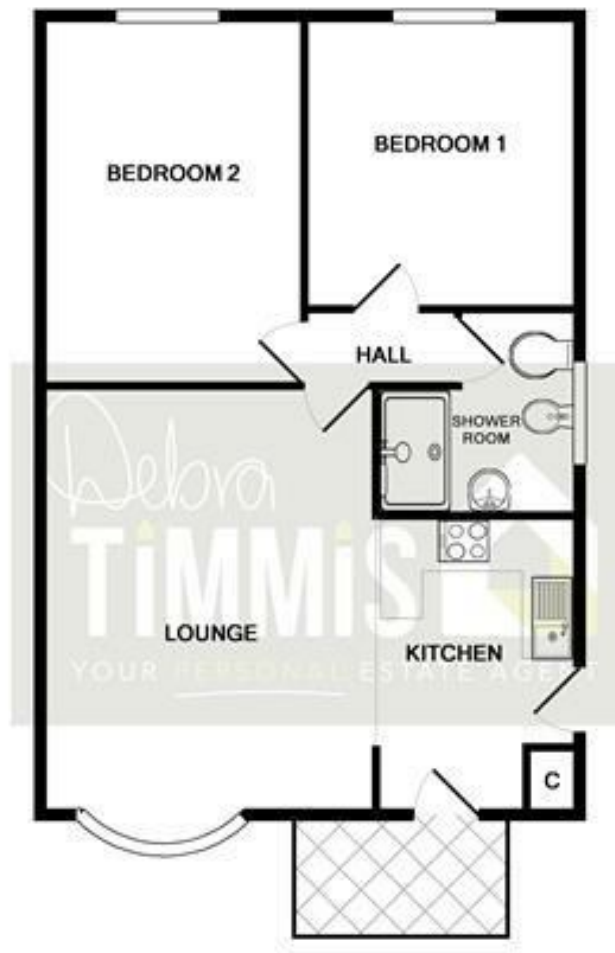




## EXTERNALLY

Front and rear gardens, laid to attractive block paving. Ample off road parking for several vehicles.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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