



## 79 Braithwell Drive

Baddeley Green, Stoke-On-Trent, ST2 7NT

They say that moving house can be one of the most stressful things you can go through during your lifetime. Well let me make this a simple and a carefree process for you. Stop your property search I have the perfect property for you. An immaculate semi detached property on Braithwell Drive. This beautiful property has been finished to a high standard by its current owner, boasting a spacious lounge, modern fitted kitchen, dining area, three bedrooms and family bathroom. Externally there is a landscaped rear garden, ample off road parking and a detached garage. Situated in one of the areas most desirable locations of Baddeley Green, with excellent local schooling and within close proximity to the canal towpaths. So don't worry about a thing, because here at Dunn and Rate we have everything sorted for you. Call today to book a viewing.

**Offers in excess of £174,950**

# 79 Braithwell Drive

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- STUNNING SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- EARLY VIEWING A MUST
- DESIRABLE LOCATION
- DINING AREA
- OFF ROAD PARKING & GARAGE
- SPACIOUS LOUNGE
- THREE GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN

## GROUND FLOOR

### Entrance Hall

The property has a double glazed entrance door. Radiator. Stairs leading to the first floor.

### Lounge

14'4" x 11'9" (4.37 x 3.60)

A double glazed window overlooks the front aspect. Fireplace housing electric fire. Television point. Radiator.

### Kitchen

14'8" x 9'3" (4.49 x 2.83)

A double glazed window overlooks the side aspect, coupled with an access door. Fitted with a range of wall and base storage units with inset Asterite sink unit and side drainer. Integrated appliances include electric oven, with gas hob over and cooker hood above, fridge and freezer. Space and plumbing for washing machine and tumble dryer. Coordinating work surface areas and partly tiled walls. Under stairs storage cupboard housing central

heating boiler. Radiator. Open plan leading into the dining area.

### Dining Room

12'3" x 8'8" (3.75 x 2.65)

Double glazed patio doors lead out onto the rear garden and double glazed windows overlook the rear and side aspect. Television point. Radiator.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

### Bedroom One

12'7" x 8'8" (3.84 x 2.65)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Two

11'8" x 8'8" (3.57 x 2.66)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

9'9" x 5'11" (2.99 x 1.82)

A double glazed window overlooks the rear aspect. Radiator.

### Bathroom

7'11" x 5'10" (2.43 x 1.79)

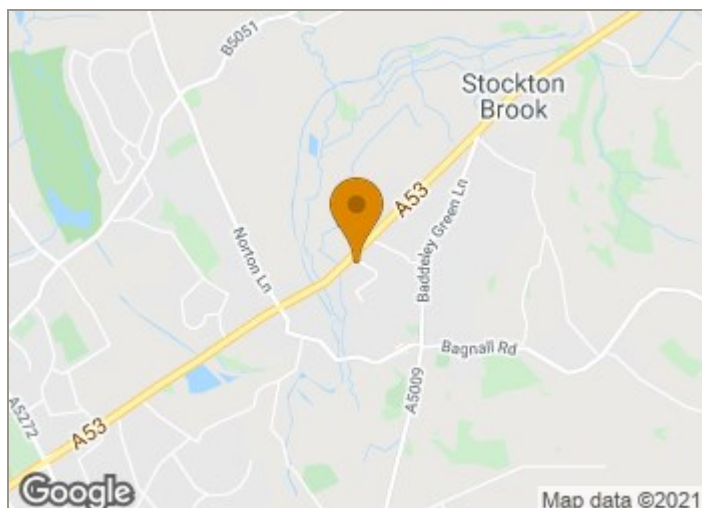
A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Ladder style towel radiator. Storage cupboard.

## EXTERIOR

To the front there is a lawned area and steps leading down to the entrance door. There is a tarmac driveway leading down the side of the property to the garage. To the rear the garden is fully enclosed with a paved patio area and lawn area framed with flower borders.

### Garage

Up and over door, with side access doors and window to the side and rear. Power and lighting.







Floor Plan

