



30 Lockwood Street

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

Don't ever judge a book by the way its covered, because inside the pages, there can be a lot to be discovered! And my word there is not a more suiting quote to match this beautiful mid terraced property. The true definition of looks can be deceiving, as this is no ordinary traditional terraced, the accommodation on offer is vast. Boasting a snug lounge, huge, open plan kitchen/dining room with separate utility room/W.C. Three double bedrooms and a massive family bathroom to the first floor. Externally, there is gated paved rear courtyard. Positioned in the popular area of Baddeley Green, close to local amenities, excellent schooling and brilliant commuter links. The perfect first time buyer property or investor purchase and sold with no upward chain. So remember don't judge a book by its cover because you might miss out on the amazing story inside!!!! Call today to book a viewing.

Asking price £110,000

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- EXTREMELY SPACIOUS TERRACED
- DESIRABLE LOCATION
- LOUNGE
- HUGE KITCHEN/DINING ROOM
- UTILITY ROOM & W.C
- THREE DOUBLE BEDROOMS
- LARGE FIRST FLOOR BATHROOM
- COURTYARD REAR GARDEN
- NO UPWARD CHAIN
- EARLY VIEWING A MUST

GROUND FLOOR

Lounge

13'4" x 11'10" (4.08 x 3.61)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the front. Fireplace housing gas fire. Television point and radiator. Stairs leading to the first floor.

Open Plan Kitchen/Dining Room

Dining Room

13'5" x 11'8" (4.09 x 3.58)

A double glazed window overlooks the rear aspect. Radiator and stairs leading to first floor. Understairs storage cupboard.

Kitchen

11'10" x 7'2" (3.62 x 2.19)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven, gas hob with cooker hood and fridge/freezer. Space and plumbing for dishwasher. Ceiling spotlights.

Rear Hall

A double glazed side access door. Storage cupboard.

Utility Room/W.C

8'0" x 5'6" (2.44 x 1.69)

A double glazed window overlooks the side aspect. Work surface areas and space and plumbing for washing machine and tumble dryer. Inset stainless steel sink unit and side drainer. Low level W.C and partly tiled walls. Wall mounted central heating boiler and extractor fan. Radiator.

FIRST FLOOR

First Floor Landing

Radiator.

Bedroom One

13'4" x 8'5" (4.07 x 2.58)

A double glazed window overlooks the front aspect. Open original fireplace. Storage cupboard. Radiator.

Bedroom Two

11'8" x 10'4" (3.58 x 3.16)

A double glazed window overlooks the rear aspect. Open original fireplace. Radiator.

Bathroom

11'9" x 7'11" (3.60 x 2.43)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, shower cubicle, low level W.C and vanity hand wash basin. Fully tiled walls, extractor fan and ceiling spotlights. Ladder style towel radiator. Loft access hatch.

SECOND FLOOR

Bedroom Three

16'2" x 11'11" (4.95 x 3.65)

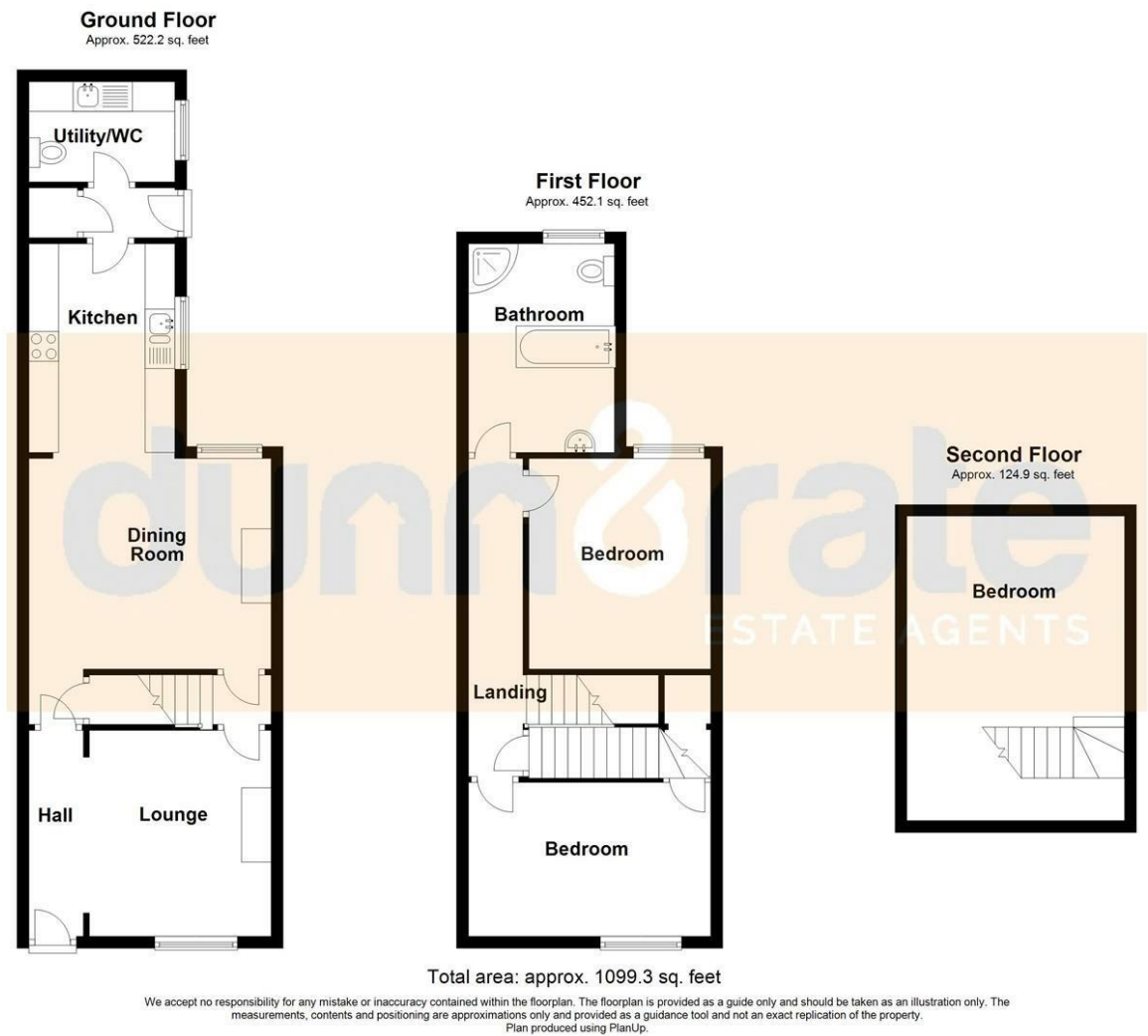
Two double glazed Velux style windows overlook the rear aspect. Television point.

EXTERIOR

Externally there is a paved courtyard, brick built coal shed and access gate to the rear.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
	(81-91) B			(91-91) B	
	(69-80) C			(81-90) C	
	(55-68) D			(55-68) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			