



## 20 Brookfield Road

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

Read all about it! Read all about it! Three bed semi detached property in the popular area of Baddeley Green up for sale!!! Don't let this breaking news pass you by! Ideal first time buyer home or investor property. Well maintained throughout the property comprises of lounge, kitchen/diner, utility room, three good sized bedrooms and a contemporary bathroom. Externally there is off road parking to the front and fully enclosed lawned rear garden. Don't let this property become old news, because I can guarantee you will be disappointed. Sold with no upward chain!! Call today to book a viewing.

**£160,000**

# 20 Brookfield Road

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



- SPACIOUS SEMI DETACHED PROPERTY
- THREE WELL PROPORTIONED BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- GOOD SIZED LOUNGE
- BATHROOM SUITE
- POPULAR LOCATION IN BADDELEY GREEN
- FITTED KITCHEN AND UTILITY ROOM
- ENCLOSED REAR GARDEN & OFF ROAD PARKING
- CLOSE TO SCHOOLING AND AMENITIES

## GROUND FLOOR

### Entrance Hall

UPVC door to the front aspect. Radiator and stairs to the first floor.

### Lounge

19'7" x 9'10" (5.97 x 3.01)

UPVC windows to the front and rear aspect. Gas fireplace and wall lights. Radiator.

### Kitchen

11'0" x 9'6" (3.36 x 2.91)

UPVC window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and drainer. Coordinating work surface areas and partly tiled walls. Space for a cookers and space for fridge/freezer. Plumbing for a washing machine. Radiator.

### Utility Room

9'8" x 6'4" (2.95 x 1.95)

UPVC doors to the side aspect and UPVC window to the side aspect. Door to under stair storage cupboard.

## FIRST FLOOR

### Landing

10'0" x 2'9" (3.07 x 0.84)

Stairs from the ground floor. Loft hatch access. Door to storage cupboard housing combi boiler.

### Bedroom One

10'4" x 9'10" (3.16 x 3.01)

A UPVC window to the front aspect. Built in storage and radiator.

### Bedroom Two

13'8" x 8'10" (4.18 x 2.70)

A UPVC window to the rear aspect. Radiator.

### Bedroom Three

10'7" x 6'3" (3.23 x 1.92)

A UPVC window to the front aspect. Radiator.

### Bathroom

7'3" x 5'3" (2.22 x 1.61)

A UPVC window to the rear aspect. Fitted with a suite comprising bath and shower above. Wash hand basin and low level W.C. Radiator.

## EXTERIOR

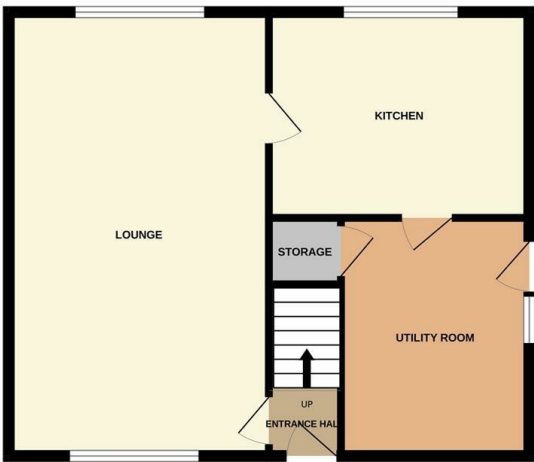
To the front of the property there is a driveway and hedge borders. There is a gate leading down the side of the property into an enclosed rear garden with laid to lawn and block paved patio.



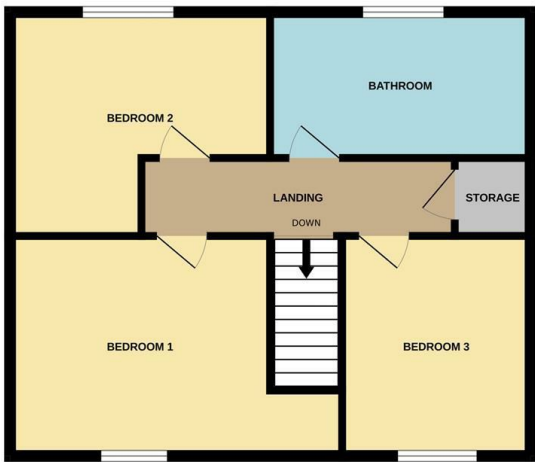


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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