



18 Fletcher Crescent

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

Sweet home Fletcher Crescent, where the skies are so blue. Sweet home Fletcher Crescent, lord I'm comin' home to you! Find your sweet forever home with this spacious, semi detached property. Sold with no upward chain and nestled away in a quiet cul-de-sac, in the extremely popular area of Baddeley Green. This immaculate, semi detached property comprises of a lounge, fitted kitchen, dining room/playroom, THREE good sized bedrooms and a family bathroom. Externally, the property benefits from a front paved driveway with garage access. The rear garden is laid to lawn with flower bed borders, paved patio areas and a flowing brook to the rear end. Located in the sought after area of Baddeley Green, close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre. Sweet home Fletcher Crescent, this property is ready and waiting for you! Call today to book a viewing.

£209,950

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- FANTASTIC SEMI DETACHED HOME
- SEPARATE DINING ROOM/PLAYROOM
- OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN
- LARGE LOUNGE
- THREE GOOD SIZED BEDROOMS
- GARAGE
- FITTED KITCHEN
- CONTEMPORARY BATHROOM
- BEAUTIFUL REAR GARDEN

GROUND FLOOR

Entrance Porch

6'4" x 2'6" (1.94 x 0.78)

UPVC door and windows to the front and side aspect. A side door leads to the garage.

Entrance Hall

7'0" x 5'10" (2.15 x 1.80)

A wooden door leads from the porch. Radiator and stairs to the first floor.

Lounge/Diner

21'3" x 10'4" (6.50 x 3.15)

A UPVC bay window to the front aspect and UPVC window to the rear. TV point and radiator.

Kitchen

11'3" x 7'3" (3.45 x 2.21)

A UPVC window looks out to the rear aspect. Fitted with a range of wall and base storage units, coordinating work surface areas and inset stainless steel sink and drainer. Space and plumbing for a washing machine and space for a freestanding fridge/freezer. Freestanding electric cooker and fully tiled walls.

Dining Room/Playroom

17'1" x 8'2" (5.21 x 2.49)

A UPVC door leads to the rear garden and a UPVC window overlooks the rear and side aspect. Radiator and TV point.

FIRST FLOOR

First Floor Landing

6'1" x 3'9" (1.87 x 1.16)

Stairs from the ground floor, loft access hatch and alarm pad.

Bedroom

13'7" x 8'5" (4.15 x 2.59)

A UPVC window looks out the front aspect, storage cupboard and radiator.

Bedroom

10'1" x 9'8" (3.09 x 2.95)

A UPVC window looks out to the rear aspect. Fitted wardrobes, storage cupboard and radiator.

Bedroom

15'2" x 8'1" (4.63 x 2.48)

A UPVC window looks out to the front and rear aspect. Two radiators,

Bathroom

6'2" x 5'4" (1.89 x 1.63)

A UPVC window looks out to the

rear aspect. Fitted suite comprising of bath with shower over-head, Low Level WC and wash hand basin. Fully tiled walls and radiator.

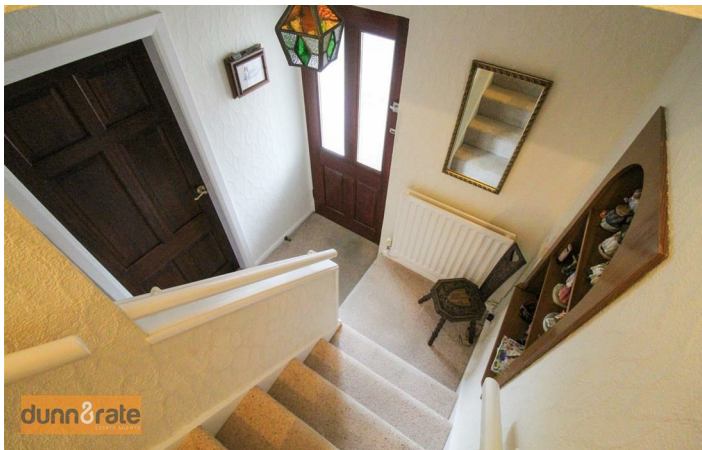
EXTERIOR

The property benefits from a front paved driveway with garage access and side access to the back garden. The rear garden is laid to lawn with flower bed borders, paved patio areas and a brook to the rear end.

Garage

18'2" x 7'10" (5.54 x 2.39)

Electric roller door to the front and side door into the entrance porch. Boiler and storage cupboard.



Floor Plan



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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