



## 25 Edge View Road

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

They say living on the EDGE is risky, but the view is better!!! Well here you can live on the EDGE but let me take the risk away as this spacious semi detached property on EDGE View Road is up for the taking. Beautifully positioned overlooking the local park and sitting on a sizeable plot this three bedroom property is sold with no upward chain. The accommodation on offer comprises a spacious lounge/diner, breakfast kitchen, utility room, three bedrooms and bathroom. Externally the property benefits from space for off road parking and a gravelled rear garden enclosed with a hedge border. Located in the popular area of Baddeley Green close to local amenities, schooling and canal towpaths. Take a leap of faith and jump over the EDGE and on to EDGE View Road. Call to book a viewing today.

**£139,950**

# 25 Edge View Road

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



- SPACIOUS SEMI DETACHED PROPERTY
- BREAKFAST KITCHEN & UTILTY ROOM
- SPACE FOR OFF ROAD PARKING
- OVERLOOKING THE LOCAL PARK
- SOLD WITH NO UPWARD CHAIN
- THREE BEDROOMS
- LARGE REAR GARDEN
- LARGE LOUNGE/DINER
- FAMILY BATHROOM
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Hall

The property has a double glazed entrance door to the front aspect. Stairs lead to the first floor.

### Lounge/Diner

19'7" x 11'5" (5.98 x 3.48)

A double glazed window overlooks the front and rear aspect. Fireplace housing gas fire. Two radiators. Space for table and chairs.

### Breakfast Kitchen

10'11" x 9'6" (3.34 x 2.92)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Freestanding gas cooker. Space and plumbing for fridge/freezer, washing machine and tumble dryer. Wall mounted central heating boiler and radiator. Breakfast bar.

### Utility Room

9'5" x 6'8" (2.88 x 2.05)

A double glazed window overlooks the side aspect coupled with a double glazed access door to the side. Under stairs storage cupboard and cloakroom storage. Radiator.

## FIRST FLOOR

### First Floor Landing

Loft access hatch. Airing cupboard housing hot water cylinder.

### Bedroom One

13'7" x 8'10" (4.16 x 2.71)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Two

10'4" x 9'11" (3.17 x 3.03)

A double glazed window overlooks the front aspect. Fitted wardrobes and storage cupboards with walk in wardrobe. Radiator.

### Bedroom Three

10'7" x 6'3" (3.24 x 1.91)

A double glazed window overlooks the front aspect. Radiator.

### Bathroom

7'3" x 5'4" (2.23 x 1.63)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising walk in shower unit, low level W.C and wash hand basin. Radiator.

## EXTERIOR

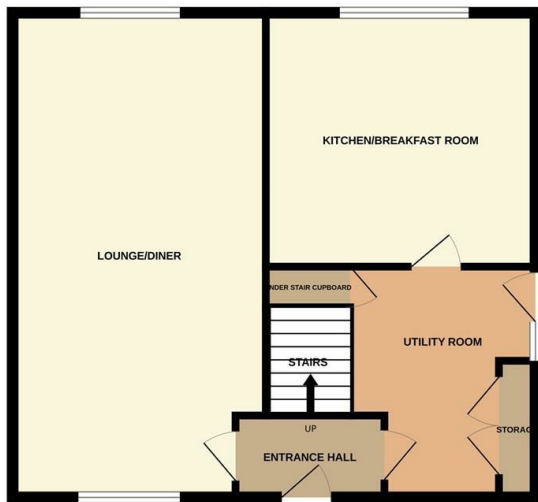
To the front the property has double gates with a block paved driveway to the front and side. To the rear the property has a sizeable garden plot laid with gravel and mature trees and shrubbery. The rear garden overlooks the park and is fully enclosed with a hedge border.



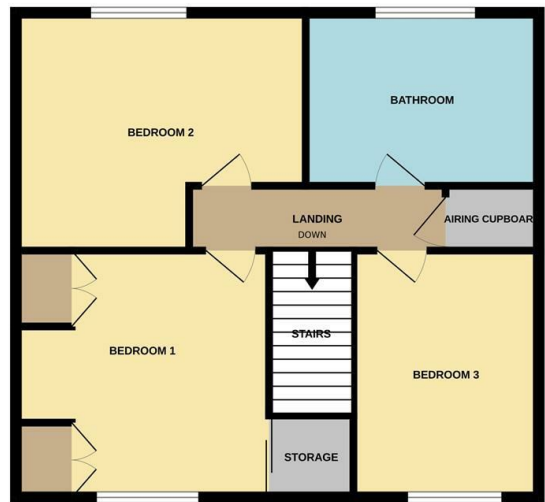


# Floor Plan

GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

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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