

Leek New Road,  
Baddeley Green



**OneAgency**

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# Offers in Region of £318,500

This charming 1930s extended semi-detached house offers spacious and adaptable living accommodation, ideal for family life. The property features a living room, dining room and bedroom 4 /study , a welcoming hallway, and a breakfast kitchen. Upstairs, the home benefits from a galleried landing leading to three well-proportioned bedrooms, including a master bedroom with en-suite, as well as a modern family bathroom. Tastefully decorated throughout, this home blends period charm with contemporary comfort. Situated in the popular location of Baddeley Green, the property is conveniently close to local amenities, schools, and transport links. Outside, the home occupies a generous plot, offering ample off-road parking for several vehicles and attractive gardens — perfect for families and entertaining.





#### Hallway

Door to the front, wooden flooring, radiator, downstairs storage area.

#### Living Room

Radiator, dual aspect with windows to the front and rear, laminate floor, media wall.

#### Bedroom 4 / Study

Wood effect porcelain tiles, radiator, bespoke shelving and storage.

#### Breakfast Kitchen

Fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan, integral appliance including fridge freezer, microwave and washing machine. Stainless steel sink and drainer unit, radiator.

#### Dining Room

Double glazed sliding patio doors to the rear, laminate floor, radiator.

#### Landing

Double glazed window to the front.

#### Master Bedroom

Double glazed window to the front, radiator.

#### En Suite Shower Room

Shower cubicle with electric shower, WC, hand wash basin, WC,, radiator, part tiled walls.

#### Bedroom

Double glazed window to the front, radiator, fitted wardrobes.

#### Bedroom

Double glazed window to the rear, radiator.

#### Bathroom

Bathroom suite comprising of bath with mains shower above, hand wash basin, WC, radiator, heated towel rail, heated towel rail, double glazed frosted window to the side. Access to part boarded loft which houses combination boiler.

#### Outside

Good sized plot with ample parking and additional space to the side of the property. Established rear garden with sitting area's.

#### Agents Notes

Combi Boiler installed 2023, 10 year warranty, A Rated

Cavity wall insulation installed 2009, 25 year guarantee

Double glazed windows to front elevation installed 2025

Stoke-on-Trent Council Tax Band D

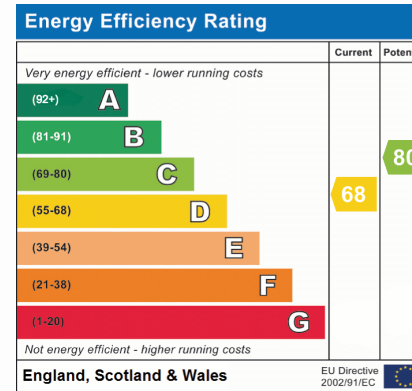


GROUND FLOOR

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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