

**Gilman Avenue Baddeley Green Stoke-On-Trent ST2 7JP**



**Offers In The Region Of £180,000**



Here is a property that's not to be missed! -  
So be quick to make sure you're on our viewing list -  
A deceptively spacious house, an ideal investment for you -  
With Three bedrooms, lounge, sitting room and KITCHEN too -  
There's a good sized garden at the rear, with a small gravel garden at the front -  
All in a popular location, perfect if you're on a property hunt -  
All this is available with NO UPWARD CHAIN -  
We're ready to show you around come sun or rain!

Ideally positioned on Gilman Avenue in the charming area of Baddeley Green, this semi-detached house presents an excellent opportunity for those seeking a property to personalise and make their own. With a welcoming entrance hall leading into a spacious lounge, this home offers a comfortable living space perfect for relaxation and entertaining. The fitted kitchen is functional and provides ample room for culinary creativity, while the adjoining sitting/dining room enhances the home's versatility, making it ideal for family gatherings or intimate dinners. Upstairs, you will find three well-proportioned bedrooms, providing plenty of space for family or guests, along with a conveniently located first-floor bathroom.

This property benefits from double glazing and central heating, ensuring warmth and comfort throughout the seasons. The gardens surrounding the house offer a delightful outdoor space, perfect for enjoying the fresh air or cultivating your own garden oasis. While the property does require some general updating, it is a blank canvas ready for your personal touch.

Situated in a popular location with no upward chain, this home is an attractive prospect for first-time buyers or those looking to invest in a property with great potential. Don't miss the chance to transform this house into your dream home in a lovely community setting.

#### **Entrance Hall**

With stairs off to the first floor. Useful storage cupboard. Radiator.

#### **Lounge**

13'2" x 10'11" (4.03 x 3.33)

Double glazed window. Feature surround inset and hearth housing electric fire. Radiator. Laminate flooring.

#### **Kitchen**

10'4" x 8'0" (3.17 x 2.46)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. Stainless steel sink and single drainer. Space for fridge/freezer and plumbing for automatic washing machine. Wall mounted central heating boiler. Double glazed window. Rear door access.

#### **Dining/Sitting Room**

11'0" x 10'7" (3.36 x 3.23)

Double glazed window. Radiator.



#### **Landing**

Double glazed window. Loft access.

#### **Bedroom One**

12'0" x 11'3" (3.68 x 3.43)

Double glazed window. Radiator.



#### **Bedroom Two**

12'0" x 9'11" (3.68 x 3.04)

Double glazed window. Radiator.



### Bedroom Three

8'9" x 6'4" to robe (2.69 x 1.95 to robe)

Double glazed window. Radiator. Built-in robe and storage cupboards.

### Bathroom

7'11" x 6'8" (2.42 x 2.04)

Coloured suite comprises, panelled bath with Triton shower unit over, pedestal wash hand basin and low level WC. Part tiled and part panel walls. Double glazed window. Airing cupboard.



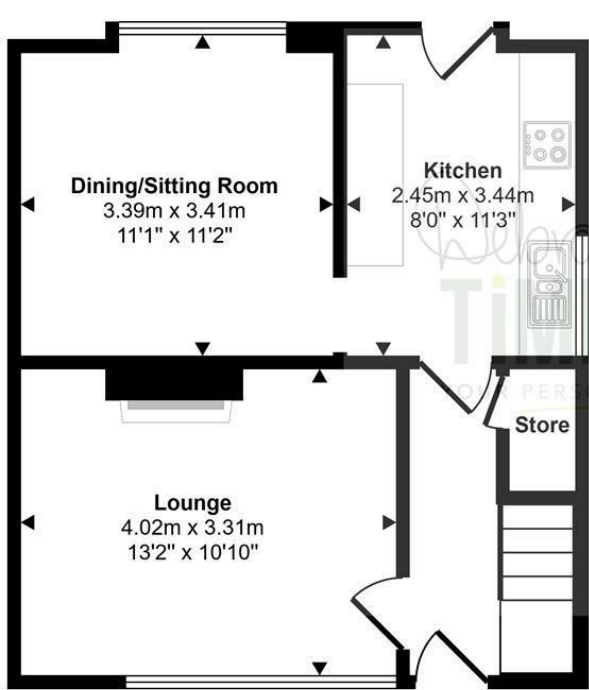
### Externally

Tarmacadam and gravelled low maintenance frontage. Enclosed rear garden with seating area and lawn garden.

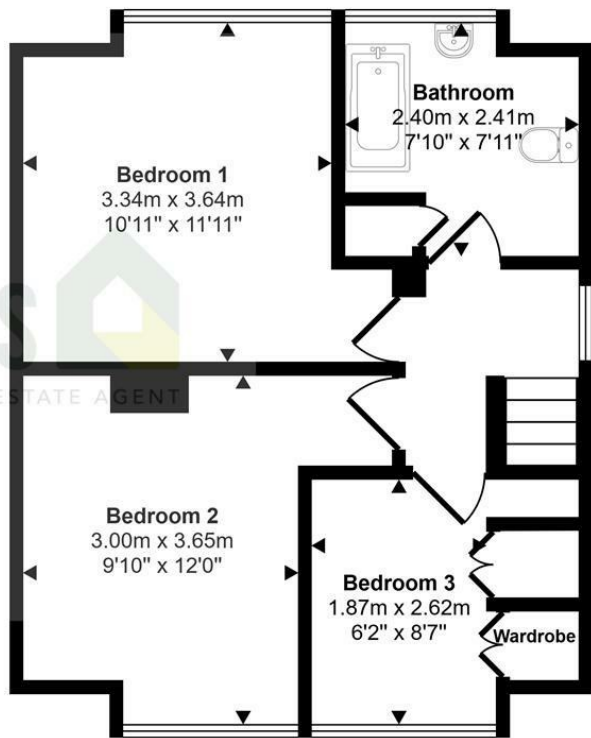




Approx Gross Internal Area  
84 sq m / 905 sq ft



Ground Floor  
Approx 41 sq m / 439 sq ft



First Floor  
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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