



## 7 Gilman Avenue

Baddeley Green Stoke-On-Trent, ST2 7JP

A B C, it's easy as, 1 2 3, as simple as, do re mi, A B C, 1 2 3,....Baby you and me girl!!! Well happy home hunters you're next purchase couldn't be any simpler, I have done all the hard work for you! This extremely spacious, semi detached property has ample accommodation on offer to house any growing family. Comprising a large lounge, and separate dining room, fitted breakfast kitchen/Diner, three bedrooms and family bathroom. Externally, the property benefits from off road parking and fully enclosed rear garden. Located in the popular area of Baddeley Green close to local amenities and excellent schooling it really is one not to be missed. That's how easy it can be, A B C it's easy, it's like counting up to 3! But all you need is our number and call to book a viewing today!

**£249,950**

# 7 Gilman Avenue

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



- LARGE SEMI DETACHED PROPERTY
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- INTEGRAL GARAGE
- EXTENDED KITCHEN/DINER
- MODERN FAMILY BATHROOM
- PRIVATE DRIVEWAY

## GROUND FLOOR

### Entrance Hall

12'3" x 7'9" (3.74 x 2.38)

Double glazed door and window to the fronts aspect. Radiator and stairs to the first floor.

### Cloakroom

5'0" x 3'8" (1.54 x 1.14)

Under-stairs, door access in kitchen. Fitted with Low Level WC and wash hand basin.

### Lounge

12'3" x 11'6" (3.75 x 3.51)

A double glazed bay window overlooks the front aspect. Radiator, TV point and gas fireplace. Bi-fold doors lead into the dining room.

### Dining Room

12'2" x 11'10" (3.73 x 3.61)

Double glazed patio doors with double glazed windows overlook the rear aspect. Feature surround fireplace. TV point.

### Kitchen/Diner

15'4" x 14'11" (4.68 x 4.56)

A double glazed door and window

to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Work surface areas and partly tiled walls. Breakfast bar. Integrated appliances include four ring gas hob, with electric oven and extractor fan. Space for a fridge and freezer, as well as dryer. Space and plumbing for washing machine. Door to cloakroom and garage, TV point.

## FIRST FLOOR

### Landing

7'9" x 7'8" (2.38 x 2.36)

A double glazed window overlooks the side aspect. Stairs from the ground floor.

### Bedroom One

11'6" x 10'3" (3.53 x 3.13)

A double glazed bay window overlooks the front aspect. Built in wardrobes, radiator and TV point.

### Bedroom Two

12'3" x 11'10" (3.75 x 3.61)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Three

8'0" x 6'2" (2.44 x 1.88)

A double glazed window overlooks the front aspect. Radiator.

### Bathroom

7'8" x 5'11" (2.35 x 1.82)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over head, wash hand wash basin and low level W.C. Fully tiled walls radiator. Loft access hatch.

## EXTERIOR

To the front, the property has a paved driveway leading to the garage. To the rear, the property has a paved patio area, raised area with slate and laid to lawn. Fully enclosed with shed.

### Garage

17'1" x 7'0" (5.21 x 2.15)

Window to the side, Power and lighting with up and over door. Wall mounted boiler.



# 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	