



38 Gilman Avenue Baddeley Green, Stoke-On-Trent, ST2 7JP

When opportunity knocks, you should answer it! And I am giving you the perfect opportunity to get them creative skills flowing with this spacious semi detached property on Gilman Avenue. In need of a new owner to make it their own, this property is sold with no upward chain and located in the extremely popular area of Baddeley Green. The accommodation on offer comprises a lounge, dining room, conservatory, W.C. fitted kitchen, three good sized bedrooms, shower room and seperate W.C. Externally the property benefits from off road parking, a car port and detached garage. To the rear the garden is fully enclosed and low maintenance with a paved patio seating area and flower beds. Situated in Baddeley close to local amenities, excellent schooling and canal towpaths. Opportunity is knocking, are you there to answer it???

Asking price £180,000

38 Gilman Avenue

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



- SPACIOUS SEMI DETACHED PROEPRTY
- LOUNGE & DINING ROOM
- THREE GOOD SIZED BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- IN NEED OF MODERNISING
- CONSERVATORY & W.C
- SHOWER ROOM PLUS SEPERATE W.C
- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN
- OFF ROAD PARKING & GARAGE

GROUND FLOOR

Entrance Hall

11'11" x 6'0" (3.65 x 1.85)

The property has a double glazed door to the front aspect. Radiator.

Lounge

13'3" x 10'7" (4.04 x 3.24)

A double glazed bay window to the front aspect. Gas fireplace (disconnected). Radiator.

Dining Room

12'0" x 10'7" (3.66 x 3.24)

Double glazed sliding patio doors to the conservatory. Radiator.

Conservatory

14'4" x 7'4" (4.38 x 2.24)

UPVC with double glazed windows to the rear and side with a double glazed access door leading out to the rear garden. Tiled flooring.

Cloakroom

8'1" x 2'5" (2.48 x 0.74)

Fitted with a low level WC.

Kitchen

11'2" x 11'3" (3.42 x 3.43)

A double glazed window to the rear aspect with a double glazed door to the side aspect. Fitted with a range of wall and base units with co-ordinating work surface areas. Inset stainless steel sink unit with side drainer with plumbing for a washing machine and space for a fridge/freezer. Fully tiled. Free standing gas cooker. Extractor fan.

FIRST FLOOR

First Floor Landing

A double glazed window to the side aspect. Airing cupboard housing combi boiler. Loft access hatch.

Bedroom One

13'1" x 11'10" (4.01 x 3.62)

A double glazed window to the rear aspect. Radiator.

Bedroom Two

11'11" x 11'11" (3.65 x 3.65)

A double glazed window to the front aspect. Fitted wardrobes. Radiator.

Bedroom Three

9'4" x 7'3" (2.86 x 2.22)

A double glazed window to the front aspect. Radiator.

Shower Room

6'5" x 4'11" (1.97 x 1.50)

A double glazed window to the rear aspect. Fitted with a double shower cubicle and wash hand basin. Fully tiled walls and ladder style towel radiator.

WC

5'2" x 1'11" (1.60 x 0.60)

A double glazed window to the rear aspect. Low level WC. Partly tiled.

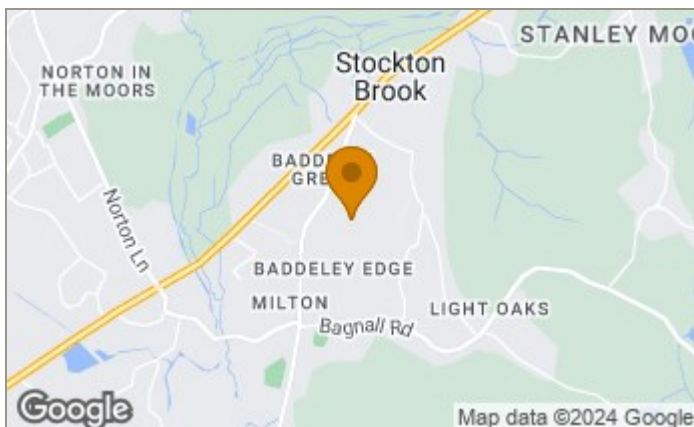
EXTERIOR

The front of the property benefits from a block paved driveway, flower bed borders and double gates. The rear of the property benefits from a car port with a paved patio area and flower bed borders.

Garage

18'2" x 8'2" (5.54 x 2.51)

Up and over doors with power and light.





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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	