Debra TiMMiS
YOUR PERSONAL ESTATE AGENT

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







Offers In Excess Of £160,000

24 Millrise Road ◆ Milton ◆ Stoke on Trent ◆ Staffordshire ST2 7BW
Telephone 01782 538008
www.debratimmis.co.uk

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

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!

Although the property requires modernisation and updating its 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.





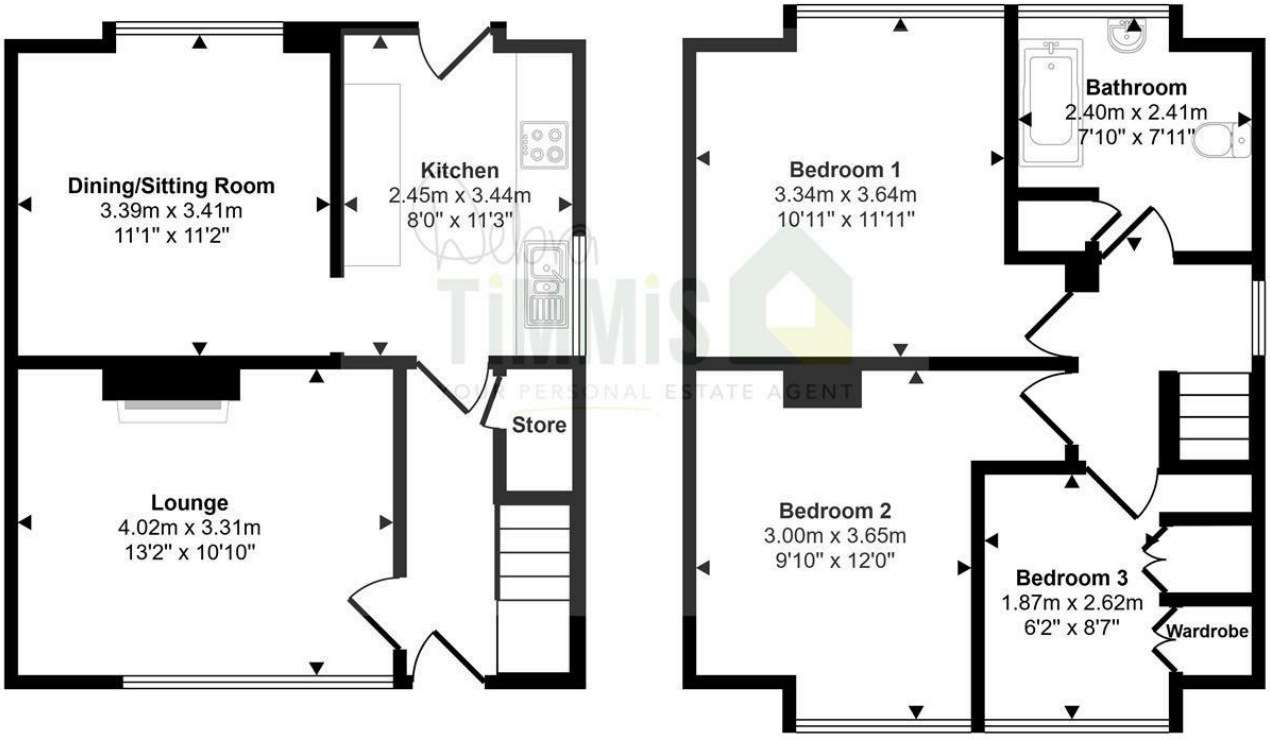
Bedroom Three
8'9" x 6'4" to robe (2.69 x 1.95 to robe)
Double glazed window. Radiator. Built-in robe and storage cupboards.

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



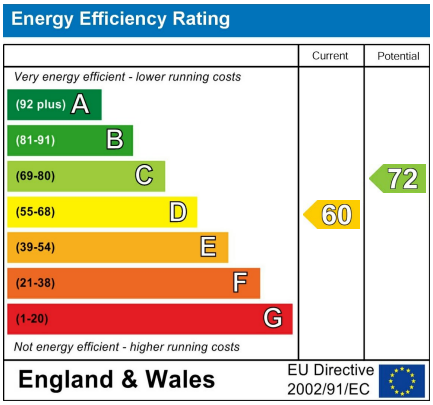
Ground Floor
Approx 41 sq m / 439 sq ft

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



Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property