

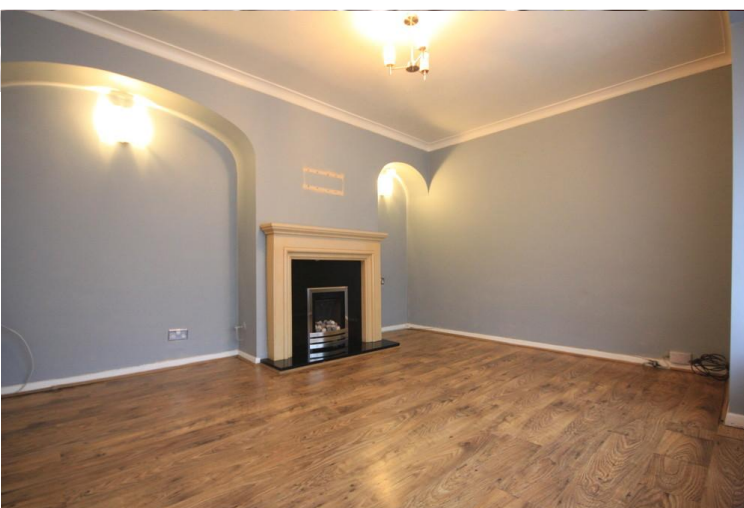


**Gilman Avenue**  
**Baddeley Green, ST2 7JP**

- A SEMI DETACHED HOME
- THREE BEDROOMS
- NO CHAIN, CONVENIENT LOCATION
- TWO RECEPTION ROOMS
- OUTBUILDING W/OFFICE & W.C
- DRIVEWAY TO FRONT
- LANDSCAPED REAR GARDEN
- HIGHLY POPULAR STREET

**£180,000**





## Property Description

### INTRO

Don't miss this opportunity to grab a lovely semi detached home with no chain in the heart of Baddeley Green! Comprising entrance hall, lounge, kitchen, 2nd reception room/dining room, three bedrooms and a bathroom with corner bath and separate Jacuzzi shower! Externally there is a block paved driveway for parking, and to the rear a low maintenance and nicely presented landscaped paved garden. A great sized brick outbuilding provides excellent storage space, and has a further office/workshop room and W.C. UPVC double glazing and gas central heating. Very popular location with amenities nearby, please don't hesitate to contact us to get your viewing booked!

### DIRECTIONS

Please follow postcode ST2 7JP for Sat Nav/Google Maps. Upon turning into Gilman Avenue, the property can be found on the right hand side as identified by our for sale sign.



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door. Radiator. Stairs to the first floor. Cupboard off housing gas central heating boiler.

### LOUNGE

13' 2" x 11' 7" (4.01m x 3.53m) Window to the front, radiator. Gas fire with feature surround. Laminate flooring.

### KITCHEN

11' 7" x 8' 2" (3.53m x 2.49m) Comprising base and wall mounted cupboard units with worksurfaces. Window to the rear, radiator. Single drainer sink unit. Gas hob and electric oven. Spotlight track to ceiling.



### RECEPTION ROOM/ DINING ROOM

15' 5" x 11' 4" (4.7m x 3.45m) A spacious room with laminate flooring, radiator. Double patio doors to the rear.

### FIRST FLOOR LANDING

Window to the side, access to the loft. Radiator.

### BEDROOM ONE

13' 2" x 12' 1" (4.01m x 3.68m) red to 9'4 excl wardrobes Window to the rear, radiator. Fitted wardrobes. Laminate flooring.



### BEDROOM TWO

12' x 9' 11" (3.66m x 3.02m) Window to the front, radiator. Laminate flooring.

### BEDROOM THREE

9' 6" x 8' 9" (2.9m x 2.67m) Window to the front, radiator. Overstairs section, potentially could be used as a bed or storage. Laminate flooring.

### BATHROOM

8' 11" x 7' 11" (2.72m x 2.41m) Comprising a fitted suite with corner bath, separate enclosed shower cubicle with Jacuzzi shower, low level W.C, wash hand basin. White towel radiator. Laminate flooring. Window to the rear. Fully tiled walls.



## EXTERNALLY

### FRONT

A block paved driveway provides parking. Gated access through to the rear garden.



#### REAR GARDEN

A pleasant rear landscaped garden, being paved patio and low maintenance. Enclosed by fencing.

#### OUTBUILDING/STORAGE

12' 9" x 8' 11" (3.89m x 2.72m) Of brick construction with a pitched roof. Electronic roll up door. Window to the side.

#### FURTHER ROOM/OFFICE

12' 11" x 8' 8" (3.94m x 2.64m) Access through a side access UPVC door into small hall. Door to W.C area with wash hand basin and door to this potential office/workshop or storage space, with electric heater and window to the side.



#### ADDITIONAL NOTES

The property comprises UPVC double glazing windows and doors throughout and a Gas central heating boiler.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



#### LOCAL AUTHORITY

Stoke-on-Trent City Council.

EPC RATING (PDF available online)

Current: Potential:



43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
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01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements