



36 Gilman Avenue

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

Its time to get green fingered as this beautiful sizeable garden plot on Gilman Avenue is going to have you green with envy. Sitting on a superb corner plot this spacious semi detached property is framed with manicured and landscaped gardens to the side and rear for you to enjoy those hazy summer days and evenings. The property itself is well maintained and the accommodation comprises a lounge, dining room, fitted kitchen and conservatory, downstairs cloakroom and bathroom. Externally the property benefits from gardens to the front, side and rear. A double garage and workshop with driveway is accessed to the rear of the property. Located in the popular are of Baddeley Green, close to local amenities, excellent schooling and canal towpaths. Sold with no upward chain and move in ready! Don't be green with envy call today to book a viewing today!

Offers in the region of £210,000

36 Gilman Avenue

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- SPACIOUS SEMI DETACHED ON A SIZEABLE PLOT
- FITTED KITCHEN
- BATHROOM & W.C
- NO UPWARD CHAIN
- LARGE CORNER PLOT
- CONSERVATORY
- DOUBLE GARAGE & WORKSHOP
- LOUNGE & DINING ROOM
- THREE GOOD SIZED BEDROOMS
- POPULAR LOCATION

GROUND FLOOR

Entrance Porch

5'8" x 4'8" (1.74 x 1.43)

The property has a double glazed door to the front and side aspect coupled with a double glazed window to the side aspect. Tiled flooring.

Entrance Hall

11'6" x 6'3" (3.52 x 1.91)

A single glazed door leads from the entrance porch. Stairs leading to the first floor. Laminate flooring, telephone point and radiator.

Cloakroom

8'9" x 3'2" (2.67 x 0.99)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C and wash hand basin. Tiled flooring and walls. Space for tumble dryer.

Lounge

13'2" x 11'4" (4.03 x 3.47)

A double glazed window overlooks the front aspect. Electric fire. Television point and radiator.

Dining Room

11'4" x 12'0" (3.47 x 3.66)

Double glazed sliding patio doors lead out to the rear. Electric fire. Laminate flooring and radiator. Television point.

Kitchen

11'10" x (3.62 x)

A double glazed window overlooks the side and rear aspect coupled with a UPVC access door to the rear. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas with fully tiled walls and flooring. Space for gas cooker and fridge/freezer and plumbing for washing machine. Under stairs storage cupboard and wall mounted combi boiler.

Conservatory

13'2" x 8'1" (4.02 x 2.48)

A UPVC conservatory with double glazed windows to the rear and side aspect, coupled with two access doors to the rear and one to the side aspect. Laminate flooring and electric floor heater.

FIRST FLOOR

First Floor Landing

8'3" x 6'0" (2.52 x 1.85)

A double glazed window overlooks the side aspect. Laminate flooring and loft access hatch. Radiator.

Bedroom One

11'1" x 11'1" (3.40 x 3.39)

A double glazed window overlooks the rear aspect. Fitted wardrobes and laminate flooring. Radiator.

Bedroom Two

13'2" x 11'1" (4.03 x 3.38)

A double glazed window overlooks the front aspect. Laminate flooring and radiator.

Bedroom Three

9'4" x 8'9" (2.87 x 2.68)

A double glazed window overlooks the front aspect. Laminate flooring and radiator.

Bathroom

7'11" x 5'1" (2.43 x 1.55)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising double shower unit with waterfall shower,

low level W. C and wash hand basin. Fully tiled walls and vertical towel radiator.

EXTERIOR

The front of the property has a lawned garden and hedge borders, to the side there is a lawned garden and mature hedge borders with a gate for access. The rear has a block paved driveway and an enclosed paved patio.

Garage

17'11" x 8'0" (5.48 x 2.46)

Up and over electric door. Power and lighting.

Workshop

17'11" x 7'11" (5.48 x 2.42)

A double glazed window overlooks the side aspect. Power and lighting.

Council Tax Band

Council Tax Band- B.

Purchaser should seek guidance upon completion.



Floor Plan



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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