



47 Gilman Avenue

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

Go hard or go HOME! I choose HOME with this stunningly extended semi detached property in the popular area of Baddeley Green. We have definitely hit a HOME run, this perfect family home comprises a open plan lounge/kitchen/dining area with bi-fold doors making it the perfect all year round entertaining space, a seperate playroom/snug, three good sized bedrooms and family bathroom. Externally the property benefits from ample off road parking, a carport and detached garage. To the rear the garden is fully enclosed and low maintenance laid with artificial lawn and a raised patio seating area. Located in the desirable area of Baddeley close to local amenities, excellent schooling, parks and canal towpaths. Say yes to the new address and call today to book a viewing.

£245,000

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- BEAUTIFULLY SPACIOUS FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- FULLY ENCLOSED REAR GARDEN WITH ARTIFICIAL LAWN
- EXTENDED OPEN PLAN LOUNGE/KITCHEN/DINING ROOM
- FAMILY BATHROOM PLUS W.C DOWNSTAIRS
- POPULAR LOCATION
- PLAYROOM/SNUG
- OFF ROAD PARKING/CARPORT & GARAGE
- CLOSE TO EXCELLENT SCHOOLING

GROUND FLOOR

Entrance Hall

12'2" x 6'0" (3.71 x 1.83)

The property has double glazed entrance door to the front aspect. Stairs to the first floor. Radiator.

Playroom/Snug

13'1" x 10'7" (4.00 x 3.25)

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

Open Plan

Lounge/Kitchen/Dining Room

22'0" x 18'10" (6.73 x 5.76)

Double glazed bi-fold doors open out onto the rear garden with integrated pull down blinds, coupled with two Velux skylights. The kitchen area is fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and integrated electric double oven and hob with cooker hood above, fridge/freezer and washing machine. Wall mounted central heating boiler. Ceiling spotlights and two radiators.

Space for table and chairs and lounge area with television point.

Hall

3'2" x 3'0" (0.97 x 0.92)

A double glazed access door to the side aspect.

W.C

3'10" x 2'3" (1.18 x 0.71)

Fitted with low level W.C and wash hand basin.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Storage cupboard. Loft access hatch.

Bedroom One

11'10" x 10'11" (3.63 x 3.33)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes with sliding doors. Radiator.

Bedroom Two

13'2" x 11'1" (4.03 x 3.39)

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

Bedroom Three

9'3" x 8'4" (2.82 x 2.55)

A double glazed window overlooks the front aspect. Radiator and television point.

Bathroom

7'10" x 5'5" (2.41 x 1.66)

Two double glazed windows overlook the rear aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and wash hand basin. Fully tiled walls, ceiling spotlights and extractor fan. Ladder style towel radiator.

EXTERIOR

To the front the property have a gravelled driveway leading to double gates and access to the carport and detached garage. To the rear the garden is fully enclosed and laid with artificial lawn and a raised paved patio seating area.

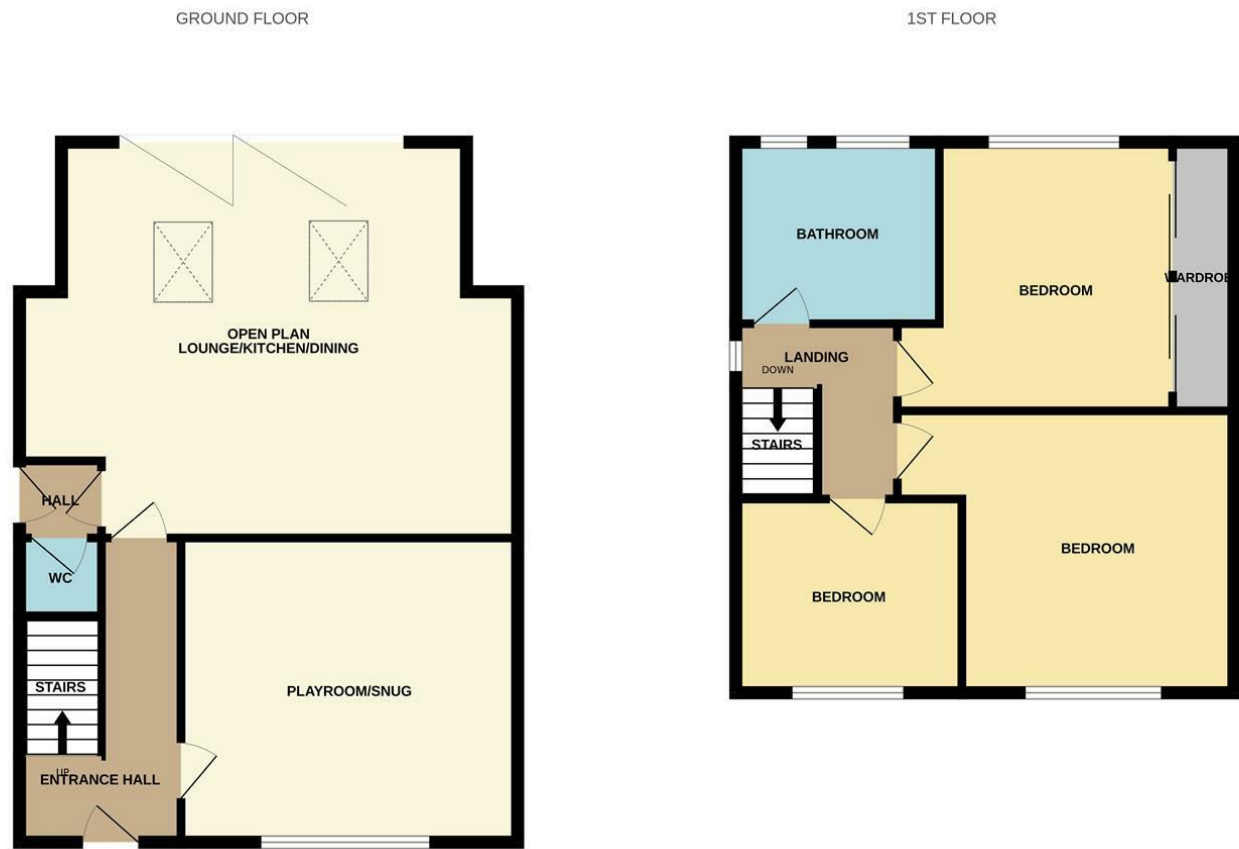
Garage

A detached garage with electric roller door and window to the rear. Power and lighting.





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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