

Newford Crescent Milton Stoke-On-Trent ST2 7EB



Offers In Excess Of £115,000

Looking for a property that you can make your own -
Somewhere to add your own stamp to and make your perfect home-
With one bedroom and off road parking, could this be a good STARTER HOME for you -
You need to be quick if you'd like to view -
If this sounds like what you are looking for -
Call DEBRA TIMMIS ESTATE AGENTS and we'll show you in the door.

This unique property offers more than meets the eye - with a large bedroom, handy loft conversion and private parking to the rear.

The perfect opportunity to put your own stamp on a home and make it truly yours. Whether you're taking your first step onto the property ladder or looking for a smart investment, this could be just what you've been searching for.

Nestled in the popular area of Newford Crescent, Milton, this beautifully presented mid-terrace house offers a delightful living experience. The property features a welcoming lounge that flows seamlessly into a charming sitting/dining room, perfect for both relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a pleasure.

On the first floor, you will find a spacious bedroom that provides a tranquil retreat, along with a recently refurbished bathroom that boasts a four piece suite. The loft, complete with a skylight, adds an extra dimension to the home, offering potential for a guest room, additional storage, or even a creative space.

Outside, the rear garden provides a lovely area for outdoor enjoyment, whether it be for gardening or simply unwinding in the fresh air. The private parking, also located to the rear of the property, leads to a gated courtyard, allowing access to the kitchen through the back door.

This terraced house is not only beautifully maintained but also situated in a popular location, making it an ideal choice for first-time buyers or those looking to downsize. We highly recommend scheduling a viewing to fully appreciate all that this charming property has to offer.

Ground Floor

Lounge

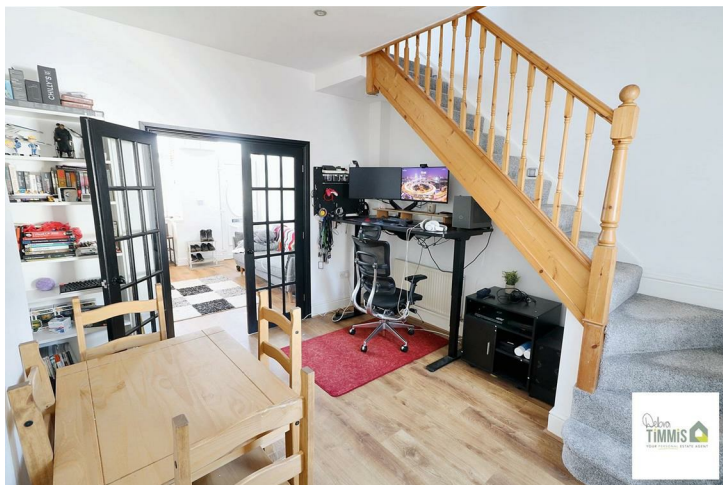
13'9" x 11'11" into alcove (4.21 x 3.64 into alcove)

Upvc door and double glazed window to the front aspect. Feature surround inset and hearth. Laminate flooring. Radiator. Double doors with access into the dining/sitting room.

Dining/Sitting Room

11'11" x 11'10" (3.64 x 3.63)

Double glazed window. Radiator. Laminate flooring. Inset ceiling spot lights.



Kitchen

16'8" x 4'9" (5.10 x 1.45)

Fitted kitchen with wall mounted units, worktops incorporating cupboard below. electric oven and built-in hob. Extractor hood. Stainless steel sink and single drainer. Part tiled splash backs. Plumbing for automatic washing machine. Inset ceiling spot lights, Gas central heating boiler. Space for appliances. Two double glazed windows. Radiator. Upvc door.

First Floor

Landing

Double glazed window. Stairs to the loft.

Bedroom One

11'11" x 11'10" (3.65 x 3.62)

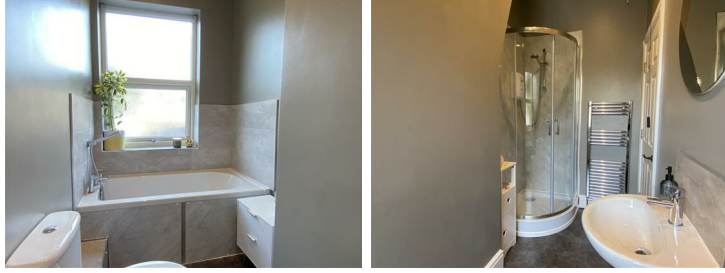
Double glazed window. Radiator.



Bathroom

11'11" x 4'11" max (3.64 x 1.51 max)

White suite comprises, panel bath, shower cubicle housing Triton shower unit, pedestal wash hand basin and low level WC. Heated towel rail. Double glazed window.



Loft

With sky light. Radiator. Inset ceiling spot lights.



Externally

Forecourt to the front aspect. To the rear aspect there is a shared access to a parking area. elevated garden area with decorative gravel and artificial lawn area.

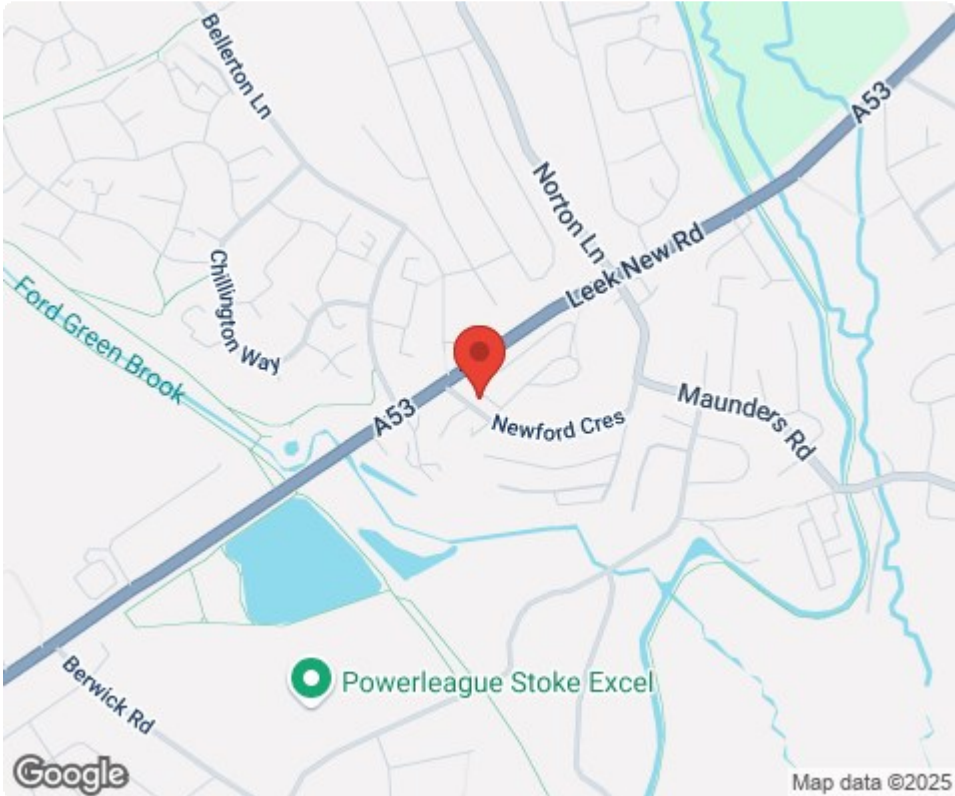


Approx Gross Internal Area
74 sq m / 796 sq ft



Denotes head height below 1.5m

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: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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