

Woodman Street Milton Stoke-On-Trent ST2 7BS



Offers In Excess Of £100,000

Woodman Street, Milton, Stoke-On-Trent, ST2 7BS

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, kitchen, utility and WC too -
There's a rear yard and parking that will make you cheer -
All in a perfect location with all amenities so near -
All this is available with NO UPWARD CHAIN -
We're ready to show you around come sun or rain!

Nestled in the heart of Milton this charming mid-terrace house on Woodman Street presents an excellent investment opportunity, making it a perfect canvas for those looking to modernise and add their personal touch. Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The well-appointed kitchen leads to a practical utility room and a convenient WC, ensuring functionality for everyday living. The first floor features two comfortable bedrooms, alongside a bathroom, with stairs leading to a versatile loft space that can serve as a third bedroom or a study, depending on your needs.

The property benefits from a rear yard that provides off-road parking, a rare find in this popular location. With no upward chain, this home is ready for its new owners to make it their own. Situated just a short walk from excellent amenities, shops, and schools, it is perfectly positioned for families and professionals alike.

While the property does require some general updating and modernisation, its potential is undeniable. Whether you are a first-time buyer, a growing family, or an astute investor, this terraced house offers a fantastic opportunity to create a lovely home in a vibrant community. Don't miss your chance to explore the possibilities that await in this delightful property.

Entrance Passage

With open access into the sitting area.

Sitting Area

10'11" x 7'7" to chimney (3.33 x 2.33 to chimney)

Double glazed window to the front aspect. Laminate floor. Access to the cellar. There is a door which leads to the stairs and lounge.



Lounge

12'7" into alcove x 12'8" (3.85 into alcove x 3.88)

Double glazed window. Feature surround. Radiator.

Kitchen

10'11" x 6'5" (3.35 x 1.97)

Fitted kitchen with a range of wall mounted units, worktops incorporating units below. Stainless steel sink and single drainer. Part tiled splash backs. Four ring gas hob and built-in oven. Double glazed window to the side aspect.

Utility Area

6'11" x 4'2" (2.12 x 1.28)

Single glazed window to the side. Space for washing machine.

Separate WC

5'11" x 3'5" (1.81 x 1.05)

Single glazed window. Low level WC and wash hand basin.

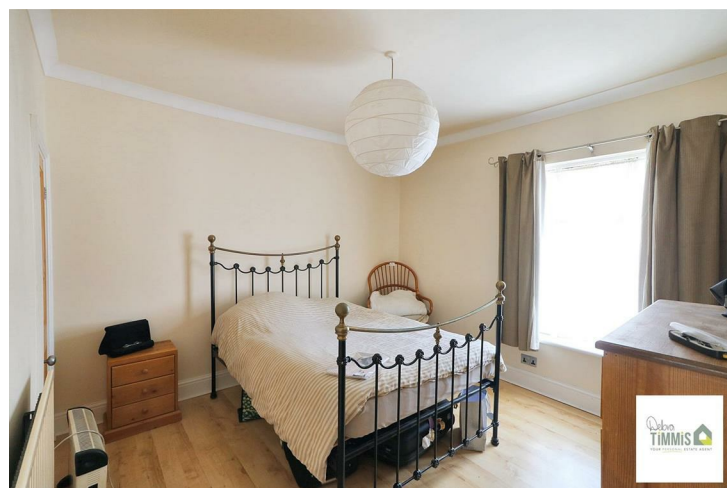
First Floor

Landing

Bedroom One

12'5" into alcove x 11'1" (3.81 into alcove x 3.38)

Double glazed window. Radiator. Useful storage cupboard.



Bedroom Two

7'5" plus door recess x 6'11" (2.27 plus door recess x 2.13)

Double glazed window. Radiator.

Bathroom

10'4" x 5'3" (3.15 x 1.62)

Coloured suite comprises panelled bath, shower tray with Triton shower unit, pedestal wash hand basin and low level WC. Radiator. Double glazed window.



Second Floor

Loft/Bedroom Three

14'5" into eaves x 12'7" narrowing to 8'7" (4.40 into eaves x 3.85 narrowing to 2.63)

Double glazed window. Radiator. Useful storage.

Externally

At the rear there is a low maintenance paved area suitable for off road parking access is via a shared entry at the rear.

Agents Notes

The vendor has advised us that the property was built and sold to them as a three bedroom property over 20 years ago, we have not seen any planning permission for the loft room/bedroom therefore any interested parties are advised to make their own enquiries. There is a cellar but we have not been able to access this area.

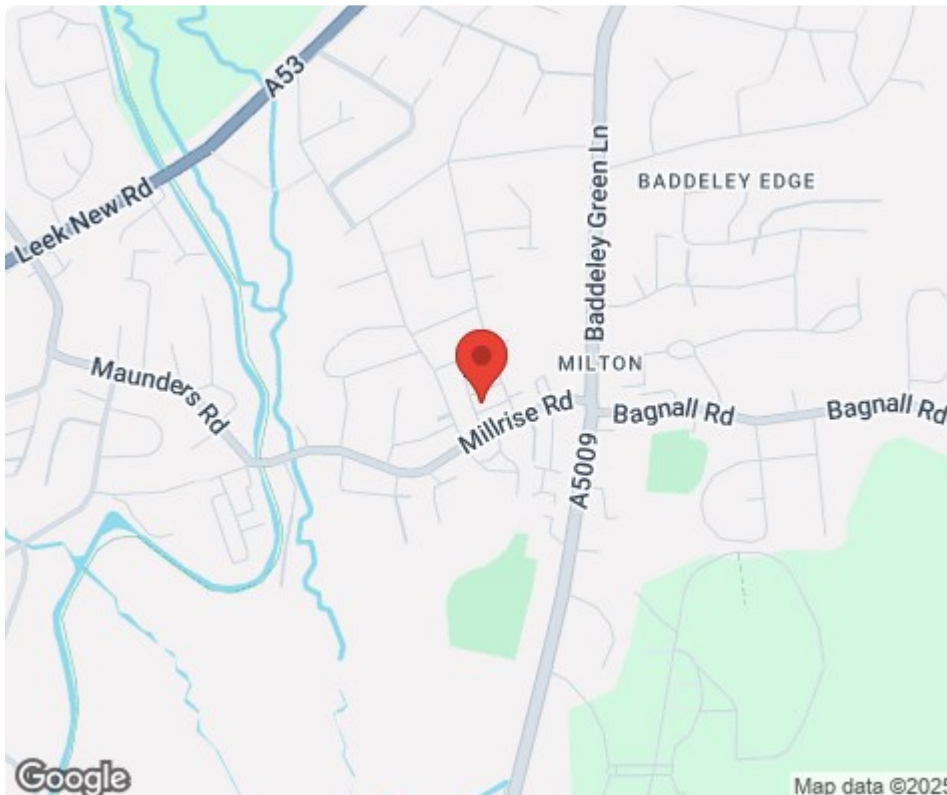


Approx Gross Internal Area
97 sq m / 1047 sq ft



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	71
England & Wales		EU Directive 2002/91/EC

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