

## Lightwater Grove Milton Stoke-On-Trent ST2 7PP



**Offers In The Region Of £169,950**

Are you looking for a semi detached home in MILTON?  
Somewhere that's ready to move straight in?  
Then look no further than LIGHTWATER GROVE  
It's a little beauty, a treasure trove!  
There's THREE BEDROOMS, modern kitchen  
and cosy lounge/diner to relax  
A beautiful conservatory at the back  
If it sounds like this property is right up your street  
Call us to view and at the property we will meet!

Nestled in the desirable Lightwater Grove, Milton, this well-presented semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms and a well-appointed shower room, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by a charming entrance porch that leads into a bright and airy lounge, featuring an elegant archway that connects to the dining area. This open-plan layout creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals. The fitted kitchen is both functional and stylish, providing ample storage and workspace for culinary enthusiasts. Additionally, the conservatory extends the living space, allowing for a delightful spot to relax and enjoy views of the garden.

The property boasts front and rear gardens, offering a lovely outdoor space for gardening or simply unwinding in the fresh air. A driveway provides convenient off-road parking, complemented by a single garage for additional storage or vehicle accommodation.

Situated in a quiet cul-de-sac, this home is within easy reach of Milton Village, ensuring that local amenities and transport links are just a stone's throw away. Viewing is highly recommended to fully appreciate the charm and potential of this delightful property. Don't miss the opportunity to make this house your home.

## Entrance Porch

Upvc door to the front aspect. Double glazed window to the side aspect.

## Lounge Area

15'5" narrowing to 12'7" x 12'5" (4.71 narrowing to 3.84 x 3.81)

Double glazed bow window to the front aspect. Inset fire. Radiator. Stairs to the first floor. Archway to the dining area.

## Dining Area

9'5" x 7'11" (2.89 x 2.42)

Radiator. Double glazed patio door with access into the conservatory.

## Conservatory

11'9" x 6'9" (3.60 x 2.07)

Double glazed windows and door. Radiator.

## Kitchen

9'6" x 6'11" (2.90 x 2.13)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Electric hob, extractor hood above and built-in oven. Inset sink with single drainer. Part tiled splash backs. Radiator. Useful storage cupboard. Plumbing for automatic washing machine. Leaded window to the rear aspect. Side door access to the porch.

## Side Porch

Double glazed windows and double glazed door.

## First Floor

### Landing

Double glazed window to the side aspect. Loft access.

### Bedroom One

11'7" x 8'11" (3.54 x 2.72)

Double glazed windows. Fitted wardrobes. Radiator.



### Bedroom Two

10'9" x 7'2" to robe (3.30 x 2.19 to robe)

Double glazed window. Radiator. Built-in wardrobes.



### Bedroom Three

6'9" x 6'3" (2.06 x 1.92)

Double glazed window. Radiator.

### Shower Room

7'11" narrowing 5'3" x 6'1" (2.43 narrowing 1.61 x 1.86)

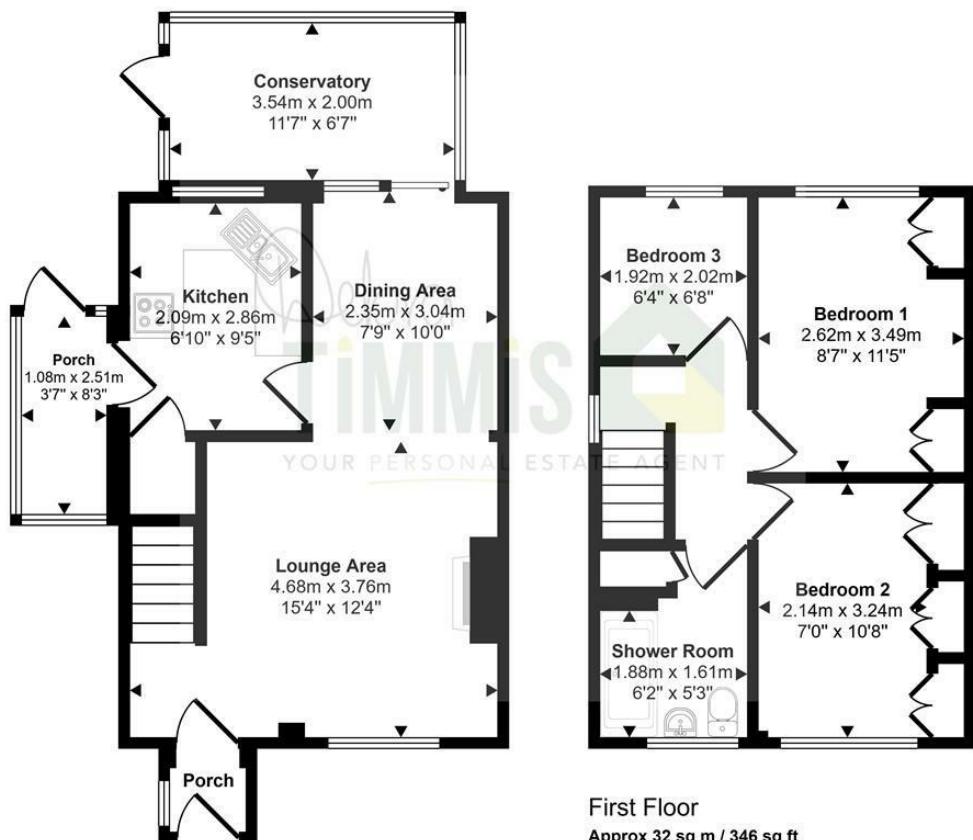
Suite comprises, shower tray with mains shower unit over, pedestal wash hand basin and low level WC. Mostly tiled walls. Cupboard housing gas central heating boiler. Double glazed window to the front aspect. Radiator.

### Externally

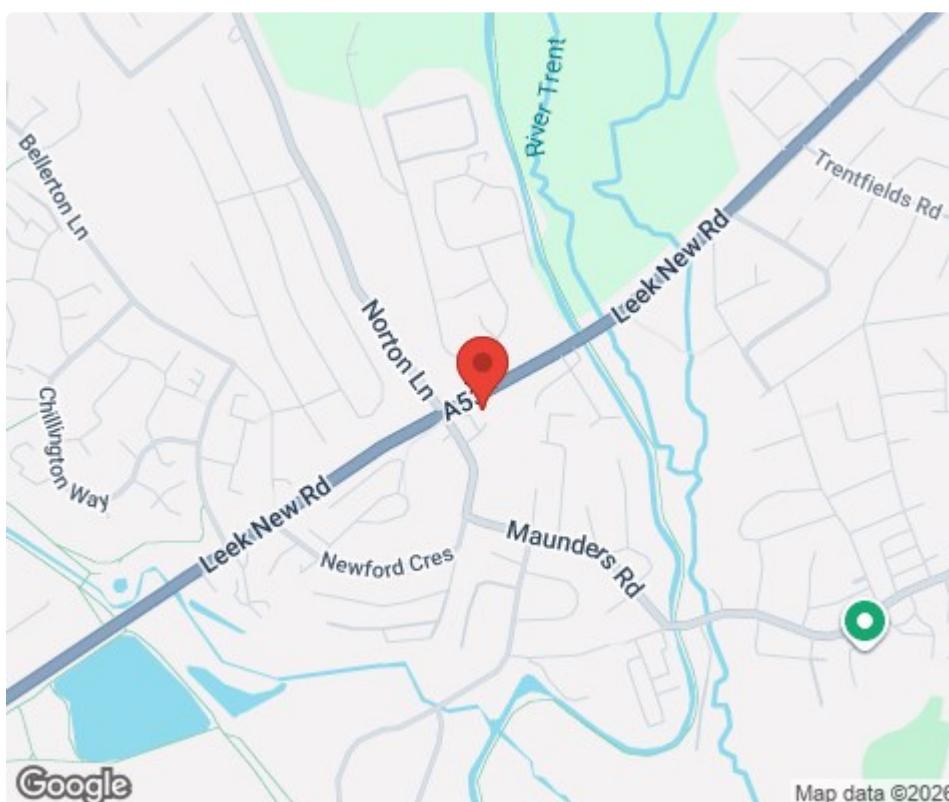
To the front aspect there is a lawn garden area. Block paved driveway providing ample off road parking, Gated access to the single garage. Enclosed rear garden with a vast variety of maturing shrubs.



Approx Gross Internal Area  
76 sq m / 822 sq ft



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: B

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		
England & Wales		EU Directive 2002/91/EC