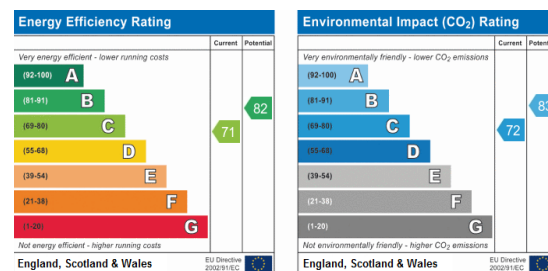


Total area: approx. 1044.7 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Kisdon Avenue
Norton Heights
Stoke-On-Trent
ST6 8GW

Offers In Excess Of £178,000





Hakuna Matata!!! Is the only philosophy you will need here, as you will truly have no worries once you have moved into this stunning detached property! Oozing modern style the accommodation on offer is spacious and well presented. Boasting a large contemporary kitchen/diner, lounge with patio doors, utility room with W.C, three good sized bedrooms, family bathroom and en-suite this can comfortably fit any growing pride. Externally the property benefits from a low maintenance rear garden with large decked seating area and off road parking with a garage. Want to be the king of your own jungle? Kisdon Avenue makes it simple, it's a problem free philosophy - Hakuna Matata!



Offers In Excess Of £178,000



Ground Floor

Entrance Hall 12' 8" x 7' 2" (3.86m x 2.18m)

The property has an entrance door to the side aspect. Large under stairs storage cupboard. Radiator. Stairs leading to the first floor.

Lounge 16' 8" x 14' 6" (5.08m x 4.42m)

A double glazed bay window overlooks the front aspect with double glazed patio doors overlooking the rear aspect. Television point. Two radiators.

Kitchen/Diner 16' 10" x 11' 5" (5.13m x 3.48m)

Two double glazed windows overlook the side aspect and one double glazed window overlooks the rear aspect. A wooden door with glazed inset leads out on to the rear garden. The property is fitted with a range of wall and base storage units with inset stainless steel sink unit with side drainer and work surface areas. Space for fridge/freezer. Integrated electric oven with gas hob over and cooker hood above. Partly tiled walls. Space for table and chairs. Television point. Radiator.

Utility Room/W.C 6' 9" x 5' 3" (2.06m x 1.60m)

A double glazed window overlooks the front aspect. Fitted with base unit and inset stainless steel sink unit and work surface areas. Space and plumbing for washer/dryer. Low level W.C. Radiator.

First Floor

First Floor Landing

Two double glazed windows overlook the front and rear aspect. Radiator.

Bedroom One 16' 4" x 11' 5" (4.97m x 3.48m)

Two double glazed windows overlooks the front and rear aspect. Two double fitted wardrobes. Two radiators.

En-Suite 8' 0" x 7' 9" (2.44m x 2.36m)

A double glazed window overlooks the side aspect. Fitted with a suite comprising a double shower unit, low level W.C and wash hand basin. Shavor point and extractor fan. Partly tiled walls. Airing cupboard housing hot water cylinder. Radiator.

Bedroom Two 12' 7" x 11' 5" (3.83m x 3.48m)

Two double glazed windows overlook the front and rear aspect. Fitted with a range of wardrobes and a dressing table. Radiator.

Bedroom Three 7' 7" x 7' 0" (2.31m x 2.13m)

A double glazed window overlooks the front aspect. Radiator.

Bathroom 7' 2" x 5' 6" (2.18m x 1.68m)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Partly tiled walls. Radiator.

Exterior

To the front there is a lawned area that sweeps round to the side of the property with a hedge border. There is a paved pathway leading to the entrance door. To the rear the property has a large decked seating area, with slate and gravelled areas. Fully enclosed by a brick wall and access gate leading to a tarmac driveway and garage.

Garage 17' 6" x 8' 6" (5.33m x 2.59m)

A detached garage with up and over door.