



## Bagnall Road, Milton, Stoke-on-Trent

£87,500



 2  1  2

Freehold | EPC rating: D

- No chain sale
- Lovely Milton area
- Upstairs bathroom

- Renovation project
- Garage parking to rear
- Walking distance to primary school and shops

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Property is personal

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## Description

**\*\*No chain sale\*\*** A refurbishment opportunity here in the **popular and desirable village of Milton**, Stoke-on-Trent. A **perfect first family home** or rental investment with a **potential 10% yield**. A traditional **two bedroom mid Victorian terrace** is for sale with two reception rooms, kitchen, two double bedrooms, an upstairs bathroom and garage to the rear for off-road parking.

Walking distance to Milton Primary Academy. Milton High Street is a short walk away, featuring restaurants, supermarkets, a medical practice, pharmacy, church, hairdressers and other shops. A beautiful welcoming village with all amenities to hand.

Gas central heating with new boiler installed, UPVC double glazed windows and radiators throughout.

Please see our 360° virtual tour and called for a face-to-face viewing.

**Tenure** - Freehold, **Council Tax Band**: A (Stoke on Trent city Council), **EPC Rating**: D

## Photographs



## Rooms

### Front garden

A quaint front garden with plants and shrubs, with path up to the front door.

### Sitting room - 3.17 x 3.92m

A good-sized room with chimney breast and a focal fireplace. This could be used as a sitting room or dining room to suit you.

### Living room - 3.58 x 3.73m

Another good-sized room which could be a dining or living room. Gas fireplace and window to the rear garden.

### Understairs storage cupboard - 0.92 x 1.55m

Spacious storage cupboard between the two reception rooms. Perfect for storing coats, shoes and small household appliances.

### Kitchen - 3.45 x 2.12m

Family kitchen with wall and base units, space for a cooker, fridge freezer, and washing machine, with a stainless sink and mixer tap. Rear access door to the garden. New Vaillant gas central heating boiler.

### Stairs and landing

Carpeted stairs take you upstairs to the bedrooms and bathroom.

### Bedroom one - 3.22 x 3.92m

Master bedroom to the front of the property, a good size as a double bedroom with room for wardrobes and drawers too. As part of the renovations, you could maximise on space and add bespoke wardrobes in the alcoves beside the chimney breast.

### Bedroom two - 3.57 x 2.76m

The second double bedroom of the property with view to the rear, spacious enough for a double bed and other bedroom furniture. There is a handy storage cupboard with hanging rails for clothes and loft access via hatch.

### Upstairs bathroom - 3.36 x 2.16m

A large and spacious upstairs bathroom in this family home with bathtub, basin and toilet. Bathtub with bath taps and showerhead, basin with hot and cold taps, radiator as well as an airing cupboard for storage. The airing cupboard also houses the immersion tank.

### Rear garden

A paved courtyard with space for seating and a path to the side of the garage for rear access.

### Garage - 4.80 x 2.53m

There is off-road parking to the rear of the property in the parking garage for your convenience.

### Outside toilet

An external toilet to the property. Alternatively, the space could be renovated by extending from the kitchen.

### Coal shed

Storage shed to the rear of the property, great for storing garden tools and furniture or even bikes and outdoor play equipment.

Buyers please note that there is evidence of damp in the property. Further investigation and works are advised. This has been factored into the pricing of the property.

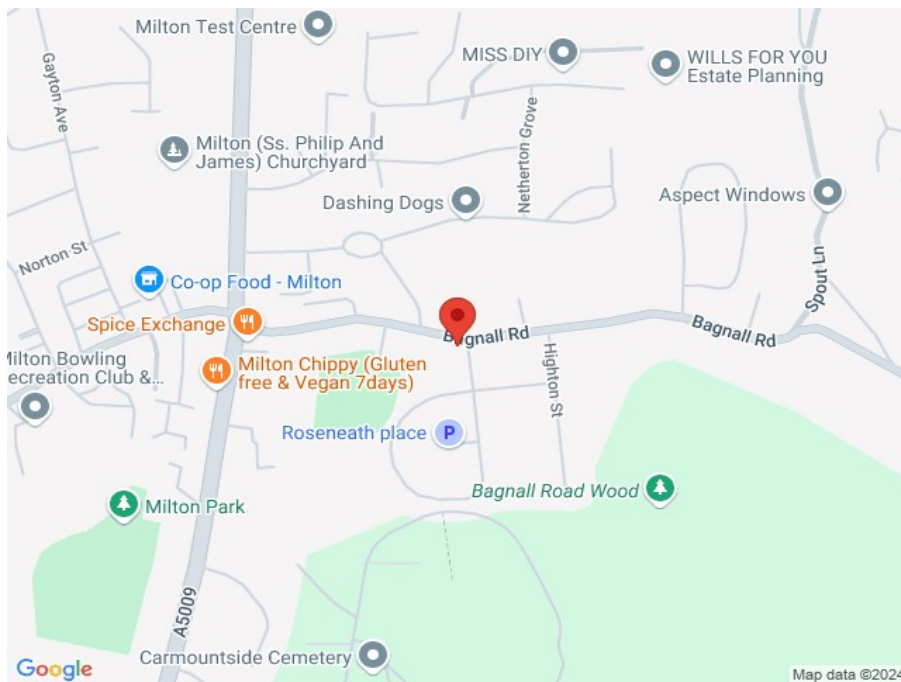
According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 100 Mbps upload speed with Virgin Media and Openreach and the mobile checker shows likely outdoor network with major mobile phone providers EE, Three, O2 and Vodafone. Indoor networks may be more limited so please check with your mobile provider.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# Floorplan



# Map



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