

## 29 Sapphire Drive Milton, Stoke-On-Trent, ST6 8HJ

Something old, something new, something borrowed, something blue. All the elements required to make that perfect marriage. Well lets look at this detached property on Sapphire Drive, bored with your OLD home? fancy a NEW pad? What do you need to BORROW? Believe me it won't matter what it is, once you've seen this spacious family home, because if you miss out, your sure to feel BLUE! This well presented property located in the popular area of Milton is ready for a new owner and boasts a spacious lounge, dining room, family room, modern fitted breakfast kitchen, utility room, three bedrooms, contemporary family bathroom and en-suite to the master bedroom. Externally the property benefits from off road parking to the front and a fully enclosed rear garden laid to lawn. Located in the popular area of Milton, close to local amenities, schooling and canal towpaths. They say the key to a perfect marriage is great foundations, why don't you start yours here! Call us today to book a viewing today!

**Offers in the region of £235,000**

# 29 Sapphire Drive

Milton, Stoke-On-Trent, ST6 8HJ



- SPACIOUS DETACHED PROPERTY
- UTILITY ROOM & CLOAKROOM
- FAMILY BATHROOM PLUS EN-SUITE
- LEASEHOLD TENURE
- LOUNGE & DINING ROOM
- FAMILY ROOM
- OFF ROAD PARKING & FULLY ENCLOSED REAR GARDEN
- FITTED BREAKFAST KITCHEN
- THREE BEDROOMS
- NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Hall

5'11" x 2'9" (1.82 x 0.86)

The property has a entrance door to the front aspect. Radiator and stairs leading to the first floor.

### Lounge

14'6" x 12'1" (4.43 x 3.70)

A double glazed window overlooks the front aspect. Television point. Understairs storage cupboard. Open archway leads into the dining area.

### Dining Room

11'2" x 7'11" (3.41 x 2.42)

Double glazed patio doors lead out to the rear garden. Radiator. Space for table and chairs.

### Breakfast Kitchen

11'1" x 10'8" (3.40 x 3.26)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven with gas hob and cooker hood above. Space for fridge/freezer. Radiator and loft access hatch. Space for table and chairs.

### Utility Room

7'11" x 5'1" (2.43 x 1.56)

A wooden access door leads out to the rear aspect coupled with a double glazed window to the side aspect.. Work surface areas and partly tiled walls. Space and plumbing for washing machine and tumble dryer. Radiator.

### Cloakroom

14'11" x 3'6" (4.56 x 1.09)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and wash hand basin with tiled splashback. Radiator.

### Family Room

16'11" x 8'0" (5.16 x 2.46)

A double glazed window overlooks the front aspect. Storage cupboard housing central heating boiler. Ceiling spotlights and radiator.

## FIRST FLOOR

### First Floor Landing

10'11" x 6'1" (3.34 x 1.87)

Loft access hatch and two storage cupboards, one housing hot water cylinder.

### Bedroom One

12'0" x 9'0" (3.66 x 2.76)

A double glazed window overlooks the rear aspect. Radiator.

### En-Suite

4'5" x 4'3" (1.35 x 1.31)

A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Extractor fan and shaver point. Partly tiled walls and radiator.

### Bedroom Two

11'3" x 9'0" (3.45 x 2.75)

A double glazed window overlooks the front aspect. Television and radiator.

### Bedroom Three

8'5" x 5'10" (2.59 x 1.78)

A double glazed window overlooks the rear aspect. Radiator.

### Bathroom

6'2" x 6'0" (1.89 x 1.83)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath, low level W.C and vanity hand wash basin. Extractor fan and shaver point. Partly tiled walls and radiator.

## EXTERIOR

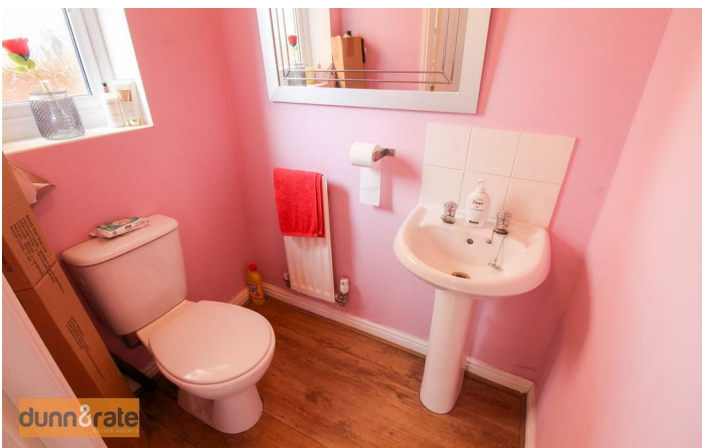
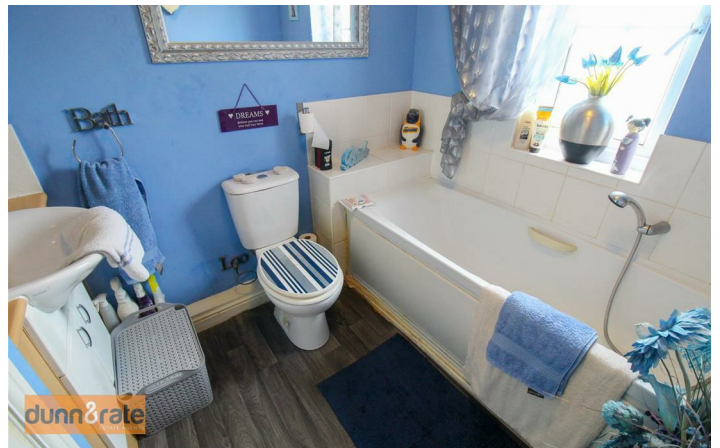
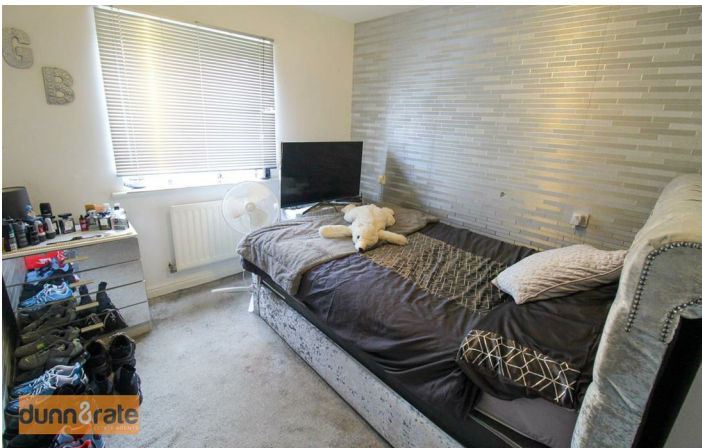
To the front the property has a tarmacadam driveway with a lawned area. A side access gate leads to the fully enclosed rear garden, laid mainly to lawn with a paved patio area and flower bed border. Garden shed.

### Leasehold

Please note this property is of leasehold tenure.

Your lease runs for 155 years and expires in 2158. It currently has 134 years remaining.

The annual ground rent currently stands at £172.00.



# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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