



## 4 Kirkwall Grove

Milton, Stoke-On-Trent, ST2 7PH

Nice to see you, to see you nice! Well what a delight we have to offer you, an immaculate detached bungalow, in a quiet cul-de-sac location, in the popular village of Milton. Kirkwall Grove is extremely well maintained throughout and sold with no upward chain. The accommodation comprises of a spacious lounge, modern fitted kitchen, two bedrooms and a shower room. Externally, the property benefits from off road parking, a large carport and detached garage. To the rear, the garden is fully enclosed and laid to lawn, with a paved patio seating area. Located within walking distance to the village of Milton, close to local amenities, canal towpaths and commuter links to the main town centre. This is definitely a Brucey bonus, so don't delay and call today to book a viewing.

**Offers in excess of £210,000**

# 4 Kirkwall Grove

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- WELL PRESENTED DETACHED BUNGALOW
- TWO BEDROOMS
- CARPORT & DETACHED GARAGE
- SOLD WITH NO UPWARD CHAIN
- LARGE LOUNGE
- CONTEMPORARY SHOWER ROOM
- ENCLOSED REAR GARDEN LAID TO LAWN
- MODERN FITTED KITCHEN
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION

## Entrance Hall

The property has a double glazed entrance door to the side aspect. Storage cupboard and loft access hatch. Radiator.

## Lounge

15'0" x 11'10" (4.59 x 3.63)

A double glazed bow window overlooks the front aspect. Fireplace housing electric fire. Television point and radiator.

## Kitchen

10'0" x 7'0" (3.07 x 2.15)

A double glazed window overlooks the front 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 and induction hob with cooker hood above. Space and plumbing for fridge/freezer and washing machine. Tiled flooring. Wall mounted central heating boiler.

## Bedroom One

10'6" x 10'2" (3.22 x 3.12)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes. Television point and radiator.

## Bedroom Two

8'5" x 6'11" (2.59 x 2.11)

A double glazed window overlooks the rear aspect. Radiator.

## Shower Room

6'3" x 5'5" (1.91 x 1.67)

A double glazed window overlooks the side aspect. Fitted with a walk in shower, vanity hand wash basin and low level W.C. Partly tiled walls and flooring. Ceiling spotlights and extractor fan. Ladder style towel radiator.

## EXTERIOR

To the front the property has a tarmac driveway with lawned area to the front with inset shrubs. To the side the drive is gated leading to a large carport and detached garage. To

the rear the property is laid to lawn with a flower bed border and paved patio area. Two garden sheds and fully enclosed by panelled fencing.

## Garage

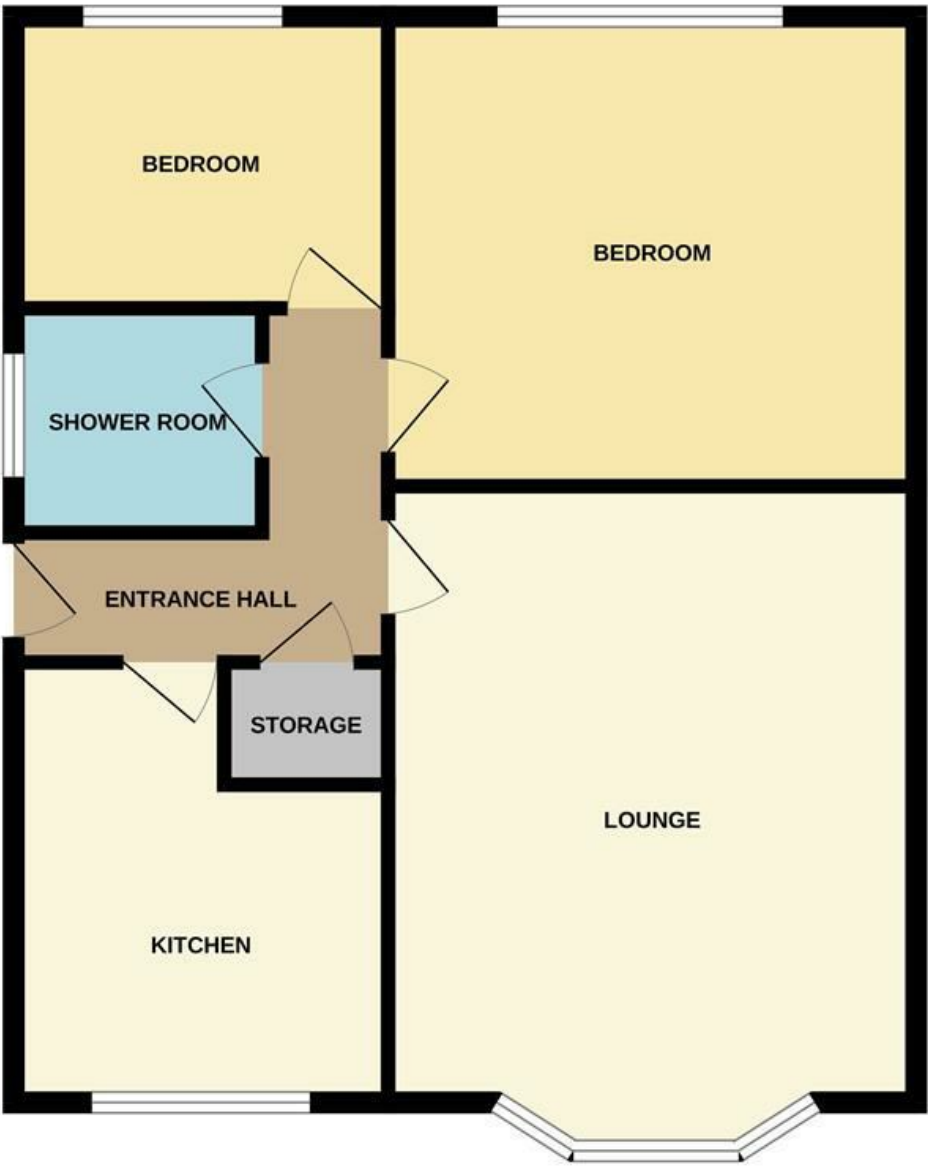
Up and over door with window to the side.







GROUND 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
Very energy efficient - lower running costs	(92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions	
	(81-91) <b>B</b>			
	(69-80) <b>C</b>			
	(55-68) <b>D</b>			
	(39-54) <b>E</b>			
	(21-38) <b>F</b>			
	(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		England & Wales		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		