



## 51 Newford Crescent

Milton, Stoke-On-Trent, ST2 7EB

Birds flying high, you know how I feel, sun in the sky, you know how I feel, breeze driftin' on by, you know how I feel. It's a NEW dawn. It's a NEW day. It's a NEW life for me, ooh, and I'm feeling good!

It's time for feel good NEW beginnings and it starts with this home on NEWford Crescent. Located in the popular area of Milton and sold with no upward chain! This spacious semi detached property is one for the taking. The accommodation on offer comprises of a large lounge, fitted kitchen/diner, three good sized bedrooms and a contemporary bathroom suite. Externally, the property benefits from front and rear gardens and off road parking. Situated in the village of Milton, within close proximity to local amenities, canal towpaths, schooling and commuter links to the main town centre. It's time for NEW beginnings, its time for a NEW home, its time to make NEWford Crescent yours! Call today to book a viewing.

**£139,950**

# 51 Newford Crescent

Milton, Stoke-On-Trent, ST2 7EB



- SPACIOUS SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- PRIVATE DRIVEWAY
- LARGE LOUNGE
- FAMILY BATHROOM
- SOLD WITH NO UPWARD CHAIN
- MODERN FITTED KITCHEN/DINER
- LARGE REAR GARDEN

## GROUND FLOOR

### Entrance Hall

12'9" x 5'10" (3.91 x 1.78)

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

### Lounge

15'5" (into bay) x 11'11" (4.70 (into bay) x 3.65)

A double glazed bay window overlooks the front aspect. Gas fireplace and radiator.

### Kitchen/Diner

18'4" x 10'7" (5.59 x 3.25)

A wooden door leads out to the side aspect. Two double glazed windows overlook the rear garden. 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. Freestanding electric cooker and hob. Space and plumbing for fridge/freezer, washing machine and table and

chairs. Wall mounted central heating boiler. Radiator and open pantry with side window.

## FIRST FLOOR

### First Floor Landing

8'1" x 7'6" (2.47 x 2.31)

Stairs from the ground floor. A double glazed window overlooks the side aspect. Airing cupboard housing hot water tank. Loft access hatch.

### Bedroom

12'11" x 10'10" (3.95 x 3.31)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom

12'6" x 10'7" (3.83 x 3.25)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom

9'6" x 7'2" (2.92 x 2.20)

A double glazed window overlooks the front aspect. Radiator.

## Bathroom

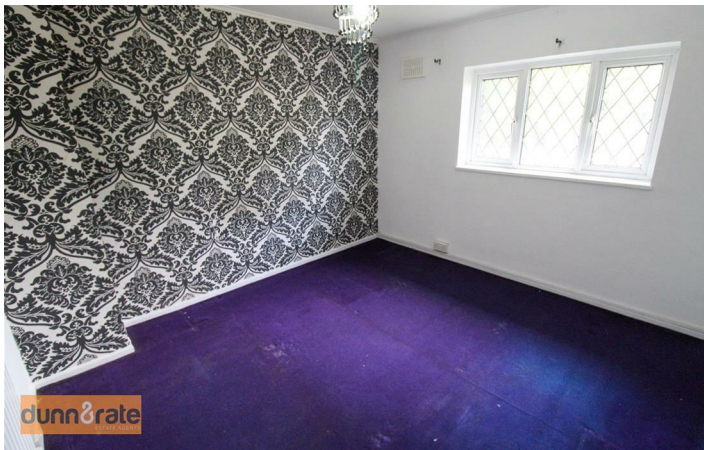
6'4" x 5'6" (1.95 x 1.68)

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

## EXTERIOR

To the front, the property is laid to lawn with a paved driveway. Access to the rear garden is via a side gate. To the rear, the garden is tiered and laid to lawn with shrub border. Outside toilet and storage shed.





Floor Plan



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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