

## 23 Station Grove

Milton, Stoke-On-Trent, ST2 7EA

All aboard the train is about to leave the STATION and we are heading on over to this delightful semi detached property on STATION Grove. Looking for a new owner and sold with no upward chain this property is perfectly located in the village of Milton. The accommodation on offer comprises a lounge, dining room with bay window, fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from off road parking to the front aspect, to the rear the garden is large and fully enclosed, laid to lawn with a paved patio seating area. Located in the popular area of Milton, close to local amenities, schooling and commuter links. Choo choo... all aboard we are leaving the STATION!!! Jump on before you miss out.

**£179,950**

# 23 Station Grove

Milton, Stoke-On-Trent, ST2 7EA



- SPACIOUS SEMI DETACHED PROPERTY

- THREE BEDROOMS

- LARGE REAR GARDEN LAID TO LAWN

## Entrance Hall

9'2" x 5'6" (2.80 x 1.70)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the side. Stairs to first floor. Radiator.

## Lounge

12'10" x 11'3" (3.92 x 3.43)

A double glazed window overlooks the rear aspect. Fireplace housing gas fire. Storage cupboard housing central heating boiler. Television point and radiator.

## Dining Room

12'5" x 9'9" (3.79 x 2.99)

A double glazed bay window overlooks the front aspect. Radiator.

## Kitchen

8'6" x 7'4" (2.61 x 2.24)

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

- LOUNGE & DINING ROOM

- FAMILY BATHROOM

- CLOSE TO LOCAL AMENITIES

partly tiled walls. Integrated electric oven and hob with cooker hood above. Space and plumbing for washing machine. Vertical height radiator. Ceiling spotlights.

## Rear Hall

6'3" x 2'6" (1.93 x 0.78)

A double glazed access door leads out to the rear of the property. Space for fridge/freezer.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

### Bedroom One

10'10" x 9'10" (3.32 x 3.00)

A double glazed window overlooks the front aspect. Ceiling spotlights and television point. Radiator.

### Bedroom Two

11'3" x 9'11" (3.43 x 3.03)

A double glazed window overlooks the rear aspect. Television point and radiator.

- FITTED KITCHEN

- OFF ROAD PARKING TO THE FRONT

- NO UPWARD CHAIN

## Bedroom Three

8'10" x 6'9" (2.70 x 2.07)

A double glazed window overlooks the rear aspect. Fitted wardrobe and radiator. Television point.

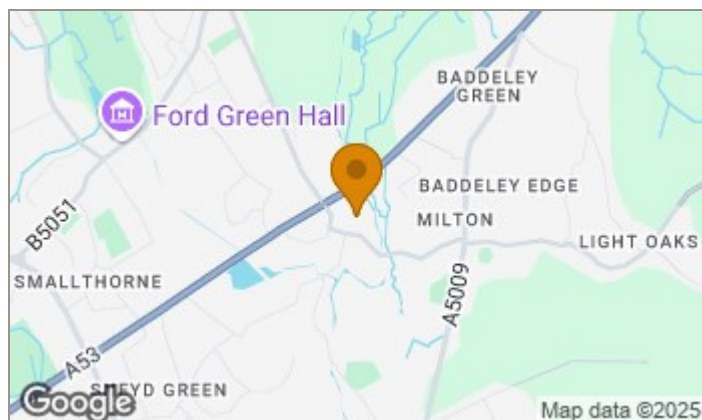
## Bathroom

7'2" x 5'5" (2.20 x 1.66)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and ceiling spotlights. Ladder style towel radiator. Extractor fan.

## EXTERIOR

To the front there is a block paved driveway and to the rear the garden is large and is laid to lawn with a paved pathway leading to a paved patio seating area. Garden shed with power.







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.  
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

