



21 Newford Crescent

Milton, Stoke-On-Trent, ST2 7EB

Looking to get your hands on a new project? Want to expand your property empire? Or even get yourself on the property ladder? Well the wait is over! I have the perfect property for you on Newford Crescent. Sold with no upward chain and waiting for a new owner to make it their own. This spacious, mid terraced property is yours for the taking! The accommodation comprises of lounge, fitted kitchen, ground floor bathroom, utility and two bedrooms. Externally, there is a low maintenance paved rear yard and adjacent parking. Located close to the village of Milton, local amenities, and schooling. Tick-tock, tick-tock, don't wait around, this opportunity won't be around forever.

Offers in excess of £85,000

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- MID TERRACED PROPERTY
- OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN
- TWO BEDROOMS
- RENOVATION PROJECT FOR INVESTORS OR FIRST TIME BUYERS
- EARLY VIEWING A MUST
- DOWNSTAIRS BATHROOM
- POPULAR AREA

GROUND FLOOR

Lounge

14'4" x 11'10" (4.38 x 3.62)

Door and double glazed window to the front aspect. Gas fireplace, TV point and radiator.

Kitchen

11'10" x 8'9" (3.62 x 2.68)

Double glazed window overlooks the rear aspect. Fitted kitchen with wall and base units and coordinating work tops. Stainless steel sink and drainer, Freestanding gas cooker and radiator. Door to under-stair storage and stairs to the first floor.

Utility Room

8'2" x 5'3" (2.50 x 1.62)

Door and double glazed window to the side aspect. Wall storage cupboard, space and plumbing for a washing machine. Loft hatch.

Bathroom

5'8" x 5'3" (1.74 x 1.62)

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

FIRST FLOOR

Bedroom

11'11" x 11'10" (3.65 x 3.61)

A double glazed window to the front aspect. Built in wardrobes, radiator and loft hatch.

Bedroom

11'9" x 8'9" (3.60 x 2.69)

A double glazed window overlooks the rear. Door to storage housing boiler and radiator.

EXTERIOR

To the front of the property there is a paved courtyard. To

the rear there is a gated enclosed paved courtyard. Parking adjacent to the property at the rear.



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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