



26 Netherton Grove

Milton, Stoke-On-Trent, ST2 7NL

Like a perfect cup of tea in a china cup with a slice of cake on the side, home comforts are always the best. Well let me take you home, take you to Netherton Grove a beautifully appointed detached bungalow in the popular area of Milton. The spacious accommodation on offer comprises a large lounge, fitted kitchen, conservatory, three bedrooms and a family bathroom. Externally the property benefits from ample off road parking and a fully enclosed rear garden laid to lawn with a gravelled seating area. Nestled away in a quiet cul-de-sac in the area of Milton close to local amenities, schooling and canal towpaths. Sold with no upward chain, I think it time put the kettle on and make a brew.

£228,500

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- IMMACULATE DETACHED BUNGALOW
- FITTED KITCHEN
- AMPLE OFF ROAD PARKING
- NO UPWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- THREE BEDROOMS
- GARDENS TO THE FRONT & REAR
- LARGE LOUNGE & CONSERVATORY
- CONTEMPORARY BATHROOM
- POPULAR LOCATION

Entrance Hall

8'0" x 3'4" (2.44 x 1.04)

The property has upvc access door to the side aspect. Radiator. Loft access hatch.

Kitchen

10'5" x 7'10" (3.20 x 2.41)

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 fully tiled walls. Integrated electric oven and hob with cooker hood above. Space and plumbing for fridge/freezer and washing machine. Large storage cupboard housing central heating boiler.

Lounge

20'9" x 10'11" (6.33 x 3.34)

A double glazed bow window overlooks the front aspect. Television point and two radiators.

Inner Hall

Bedroom One

11'3" x 8'7" (3.45 x 2.64)

A double glazed window overlooks the rear aspect. Fitted wardrobes with sliding mirrored doors. Radiator.

Bedroom Two

10'4" x 7'7" (3.17 x 2.33)

Double glazed sliding patio doors lead into the conservatory. Radiator.

Bedroom Three

7'5" x 6'11" (2.28 x 2.11)

A double glazed window overlooks the side aspect. Radiator.

Bathroom

7'5" x 5'3" (2.27 x 1.61)

A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Ladder style towel radiator and fully tiled walls.

Conservatory

16'5" x 7'4" (5.02 x 2.24)

Accessed via the second bedroom the conservatory is UPVC and has double glazed windows to the side and rear

aspect coupled with a double glazed sliding door giving access to the rear garden.

EXTERIOR

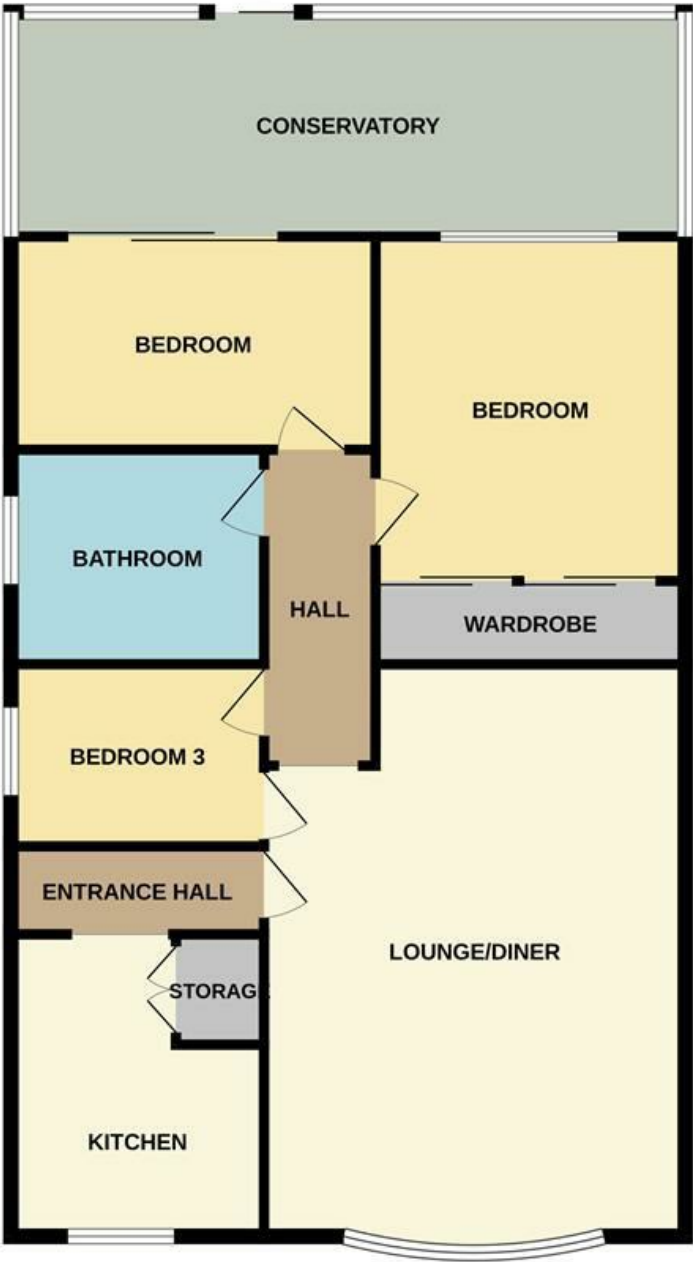
To the front the property has a paved driveway leading down the side of the property. The front garden is landscaped with gravelled areas and paved stepping stones. To the rear the garden is fully enclosed and accessed through a side access gate. Steps lead up to a gravelled seating area, the remaining part of the garden is laid to lawn with mature shrubbery and flowerbeds and a hedge border. Two garden sheds.





Floor Plan

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