

Millbrook Grove Milton Stoke-On-Trent ST2 7DY



Offers In Excess Of £190,000

Millbrook Grove, Milton, Stoke-On-Trent, ST2 7DY

A TWO bed semi with a LOVELY CANAL VIEW -
Spacious and modern all the way through -
BEAUTIFULLY PRESENTED with nothing for you to do -
This certainly is a MAGNIFICENT HOME for you -
With a stylish lounge, conservatory and kitchen/diner -
You certainly will not find anything finer -
A modern bathroom/shower room design -
For you to relax at the end of the day and unwind -
We strongly recommend you book an appointment to view -
Call DEBRA TIMMIS ESTATE AGENTS to view

ITS ALL ABOUT THE LOCATION HERE!!! Nestled in the charming Millbrook Grove of Milton, this semi-detached house is a true gem waiting to be discovered. Boasting stunning canal views at the rear, this well-maintained property offers a picturesque backdrop that is sure to captivate your heart. As you step into the entrance hall, you are greeted with a sense of warmth and comfort. The ground floor features a stylish lounge where you can unwind after a long day, a breakfast kitchen perfect for enjoying your morning cuppa, and a delightful conservatory that bathes the space in natural light. Upstairs, you will find two cosy bedrooms that offer a peaceful retreat for relaxation. The first-floor bathroom/shower room provides convenience and modern comfort for your daily routines. Outside, the property continues to impress with its charming gardens, ideal for enjoying a spot of gardening or simply basking in the sunshine. A driveway and garage offer ample parking space and storage options, adding to the practicality of this lovely home. With no upward chain, the opportunity to make this house your own is within reach. Don't miss out on the chance to call this beautiful semi-detached house your new home sweet home.

Entrance Hall

Stairs off to the first floor. Radiator. Double glazed window. Laminate flooring.

Separate WC

4'11" x 2'5" (1.52 x 0.76)

Double glazed window to the side aspect. Low level WC and wash hand basin.

Lounge

15'1" max x 12'3" max (4.61 max x 3.74 max)

Double glazed window to the front aspect. Inset fire. Laminate flooring, Radiator. Coving to ceiling.

Breakfast Kitchen

17'11" x 8'5" (5.48 x 2.57)

Well presented fitted kitchen with a range of wall

mounted units, worktops incorporating drawers and cupboard below. Plumbing for automatic washing machine. Space for a slim-line dishwasher. Four ring gas hob and built-in oven. Extractor hood. Ceramic sink, mixer tap. Part tiled splash backs. Radiator. Inset ceiling spot lights. Double glazed window, Upvc door and patio door with access into the conservatory.



Conservatory

9'8" x 7'8" (2.97 x 2.34)

Double glazed windows and double glazed French doors with access into the rear garden.



First Floor

Landing

Double glazed window. Loft access. Cupboard housing gas central boiler.

Bedroom One

15'5" into robe x 10'7" (4.72 into robe x 3.23)

Two double glazed windows. Built-in wardrobes. Storage cupboard.



Bathroom/Shower Room

8'0" x 6'4" (2.44 x 1.95)

Suite comprises, sit up bath, corner shower cubicle housing mains shower, vanity wash hand basin and low level WC. Tiled walls. Inset ceiling spot lights.

Externally

Low maintenance block paved frontage with planted borders. Blocked paved drive and access to the single garage. To the rear elevated there is a stunning garden with canal views. Patio seating areas. Well stocked planted borders, truly a delight to have such an outlook.



Garage

18'0" x 7'10" (5.49 x 2.40)

With up and over door. Power and light.

Bedroom Two

11'1" into robe x 9'8" into robe (3.38 into robe x 2.97 into robe)

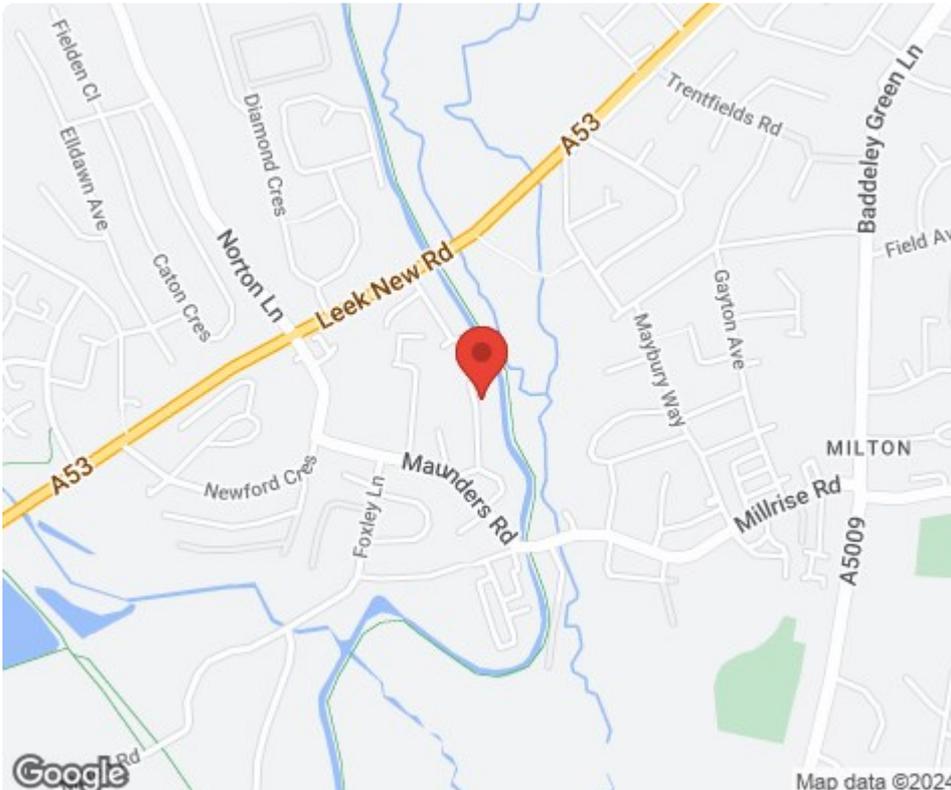
Double glazed window. Built-in wardrobes with hanging rail and shelving. Radiator.



Approx Gross Internal Area
82 sq m / 884 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: B

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

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