

**Newford Crescent Milton Stoke-On-Trent ST2 7EB**



**Offers In The Region Of £240,000**

## Newford Crescent, Milton, Stoke-On-Trent, ST2 7EB

Have we got something special for you -  
THREE STOREY, SEMI ready to view -  
THREE SPACIOUS BEDROOMS, DRESSING ROOM/STUDY & family bathroom -  
Spacious lounge and stunning kitchen/diner for all the family to meet -  
Off road parking for all your car -  
a LOVELY GARDEN to chill & view the stars -  
this property you really need to view -  
contact DEBRA TIMMIS ESTATE AGENT & let us arrange this for you.

Nestled in the sought-after area of Newford Crescent in Milton, this beautifully presented semi-detached house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a hallway that leads to a generous lounge, ideal for relaxation and entertaining. The stylish kitchen/diner is a standout feature, providing a modern space for family meals and gatherings. This delightful home boasts three well-proportioned bedrooms, complemented by an additional dressing room that can easily serve as a study, catering to the needs of a growing family or those who work from home. The family bathroom is conveniently located, ensuring practicality for everyday living. The property benefits from double glazing and central heating, ensuring warmth and energy efficiency throughout the year. Outside, you will find off-road parking, a valuable asset in this popular location, along with a rear garden that offers a tranquil space for outdoor enjoyment. With no upward chain, this semi-detached house is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a family home, this property is a fantastic opportunity not to be missed.

### Entrance Hallway

Upvc door. Stairs off to the first floor.

### Lounge

14'8" into bay x 12'0" max (4.49 into bay x 3.66 max)

Double glazed bay window to the front aspect. Feature fire place.

### Kitchen/Diner

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob, extractor hood and built-in oven. Plumbing for automatic washing machine. Space for fridge/freezer. One and a half bowl inset sink, mixer tap. Part tiled splash backs. Central island with useful cupboards. Two double glazed windows. French doors with access into the rear garden. Radiator. Laminate flooring.



First Floor

### Landing

Stairs leading to the second floor.

### Bedroom One

12'4" x 11'11" (3.78 x 3.64)

Double glazed window. Radiator. Useful storage cupboard.



### Bedroom Two

12'8" x 8'10" (3.88 x 2.71)

Double glazed window. Radiator. Cupboard housing gas central heating boiler.

### Bathroom

11'8" x 7'8" narrowing to 5'6" (3.56 x 2.36 narrowing to 1.68 )

Modern white suite comprising panel bath with shower over, Vanity wash hand basin and low level WC. Heated towel rail. Double glazed window. Tiled walls.



### Second Floor

#### Landing

Door leading into ;

### Bedroom Three

11'10" x 9'8" (3.62 x 2.95)

Feature fireplace. Double glazed window. Radiator. Access to a study/hobby/Dressing room.

### Study/Hobby Room/dressing Room

11'11" x 10'11" (3.64 x 3.34)

Double glazed window. Radiator. Storage to the eaves.



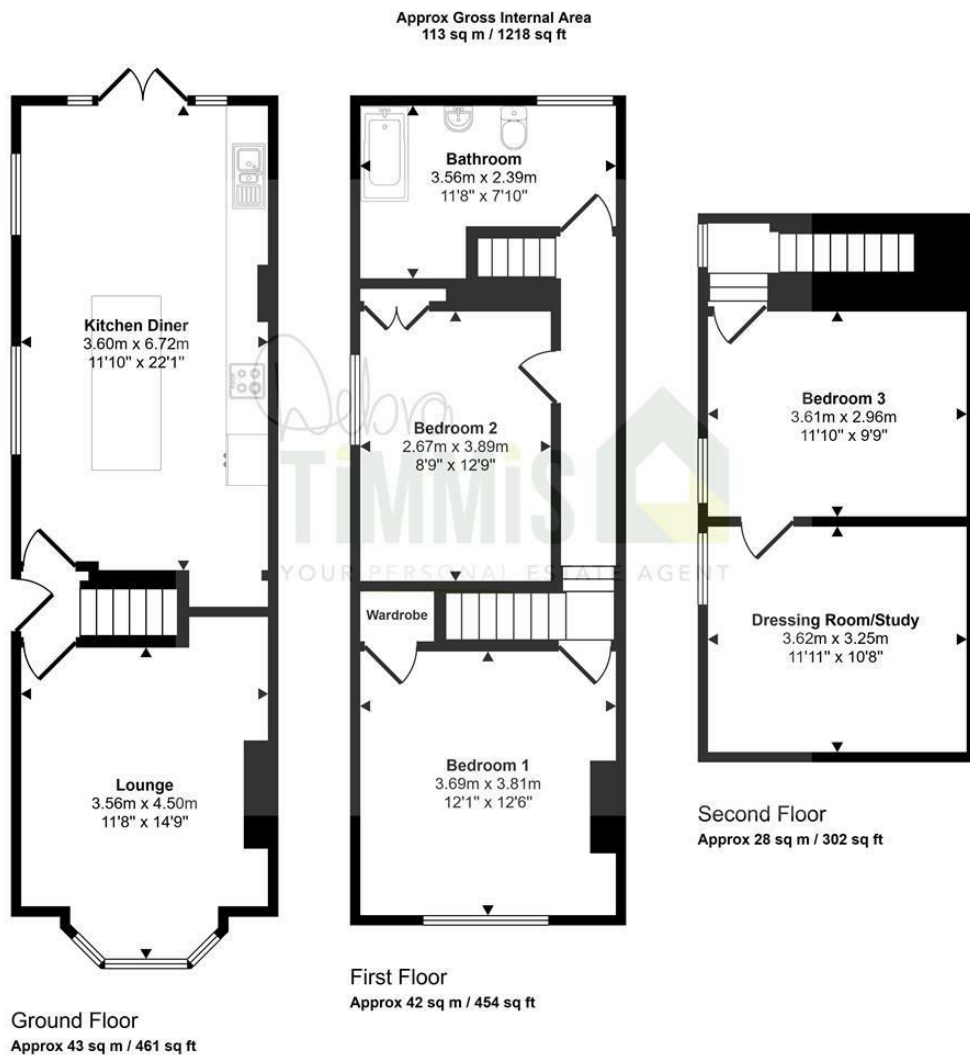
### Agents Notes

At the rear there are two plots which are council owned, these cost £83,00 per plot, our vendor has advised this has been paid until October 2025. (Any interested parties are advised to make their own enquiries as fee's may alter).

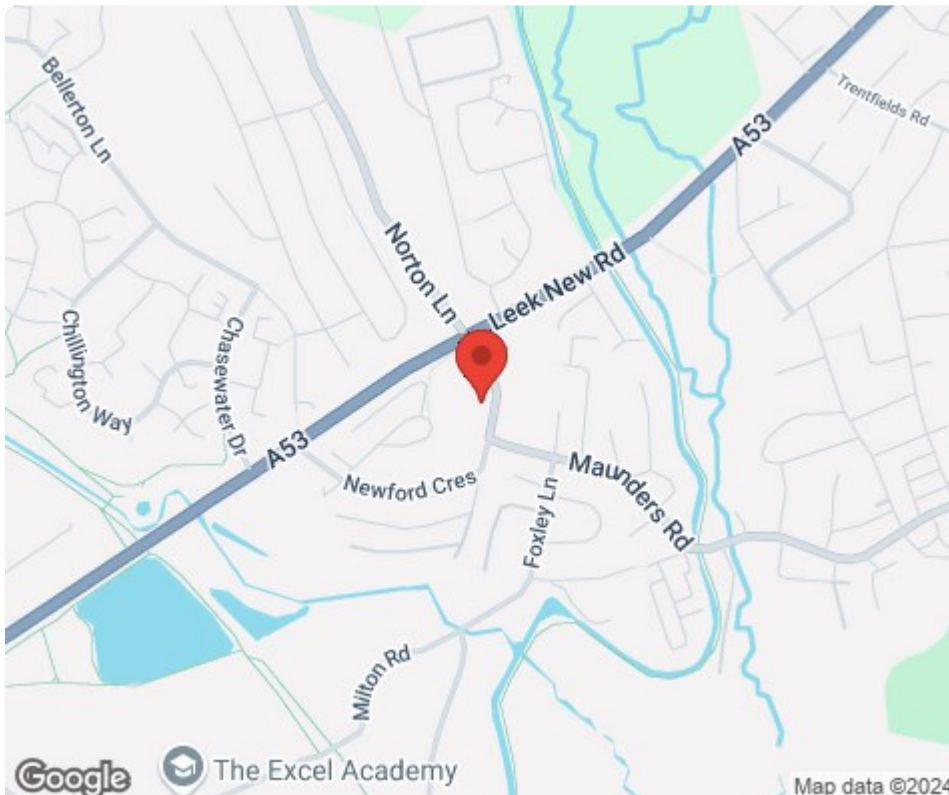
### Externally

To the front aspect there is off road parking, elevated position with steps that lead to the entrance of the property. Side access into the rear garden. To the rear aspect there is patio/seating area, Steps to a pleasant garden.





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: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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