

Millbrook Grove Milton Stoke-On-Trent ST2 7DY



Offers In Excess Of £265,000

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

In the heart of Milton, a treasure awaits
A beautifully crafted four-bedroom space
With a utility room for convenience at hand
This home is designed to suit every plan
One family bathroom, and a shower too
Comfort and ease in every room, it's true
Venture outside to a garden so wide
A perfect retreat where you can unwind.
In this desirable area, your aspirations soar
This charming semi-detached home is ready to explore!

Nestled in the desirable Millbrook Grove, Milton, this beautifully presented extended semi-detached house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms, ideal for both relaxation and entertaining. The lounge provides a warm atmosphere, while the dining room is perfect for family gatherings.

The heart of the home is the fitted breakfast kitchen, which boasts ample space for culinary creations and casual dining. Additionally, a separate WC and utility room enhance the practicality of this well-designed property. This residence features four bedrooms, providing plenty of room for family or guests. The family bathroom and a separate shower room ensure convenience for all.

Outside, the property benefits from a good-sized garage, offering valuable storage or parking space. The generous rear garden is a delightful outdoor retreat, perfect for enjoying sunny days or hosting barbecues.

Situated in a sought-after location, with no upward chain, making it an excellent opportunity for prospective buyers. With its well-presented interiors and ample living space, this semi-detached house is sure to appeal to families and individuals alike. Do not miss the chance to make this charming property your new home.

Entrance Hall

Spacious hallway with stairs off to the first floor. Parquet flooring.

Lounge

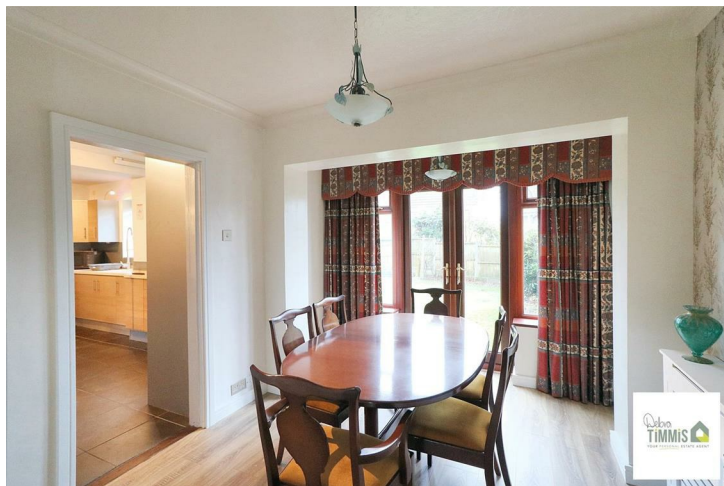
18'2" x 11'1" (5.56 x 3.39)

Double glazed window to the front aspect. Inset feature gas fire. Access to the dining room.

Dining Room

10'8" x 9'7" (3.26 x 2.93)

Laminate flooring. Double glazed French doors with access into the rear garden. Radiator. Laminate flooring.



Breakfast Kitchen

16'9" x 11'4" plus door recess (5.11 x 3.47 plus door recess)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Integrated include dishwasher, fridge/freezer, built-in oven/grill and five ring burner gas hob with extractor hood above. Two plinth heaters. Breakfast area with wine chiller. One and a half inset sink, mixer tap. Part tiled splash backs. Two double glazed windows. Tiled floor.

Separate WC

6'7" x 4'4" (2.01 x 1.34)

Double glazed window. Low level WC and vanity wash hand basin. Heated towel rail. Tiled walls. Folding door with access into the useful storage area.

Utility Room

Plumbing for automatic washing machine. Wall mounted gas central heating boiler. Tiled floor.

Lobby

With access into the garage.

First Floor

Landing

Loft access and useful storage cupboard.

Bedroom One

15'7" into bay x 10'9" into robe (4.75 into bay x 3.30 into robe)

Double glazed bay window. Fitted wardrobes with mirrored doors.



Bedroom Two

10'10" x 10'7" (3.32 x 3.23)

Double glazed window. Radiator. Fitted wardrobes, dressing table and drawer set.



Bedroom Three

11'3" x 8'6" (3.43 x 2.61)

Two double glazed windows. Radiators.

Bedroom Four/Study

9'10" x 7'6" (3.02 x 2.30)

Irregular shaped room, these measurements are approximate. Two double glazed windows. Radiator.

Shower Room

6'10" x 6'5" (2.10 x 1.96)

Suite comprises, shower cubicle housing mains shower, combination vanity and WC. Tiled walls. Heated towel rail. Double glazed window.

**Attached Garage**

20'11" into corner x 16'6" (6.38 into corner x 5.05)

Irregular shaped garage with approx. measurements. Double doors. Power and light. Access to a useful storage room with light. Rear door access into the rear garden.

Family Bathroom

8'1" x 6'10" (2.47 x 2.10)

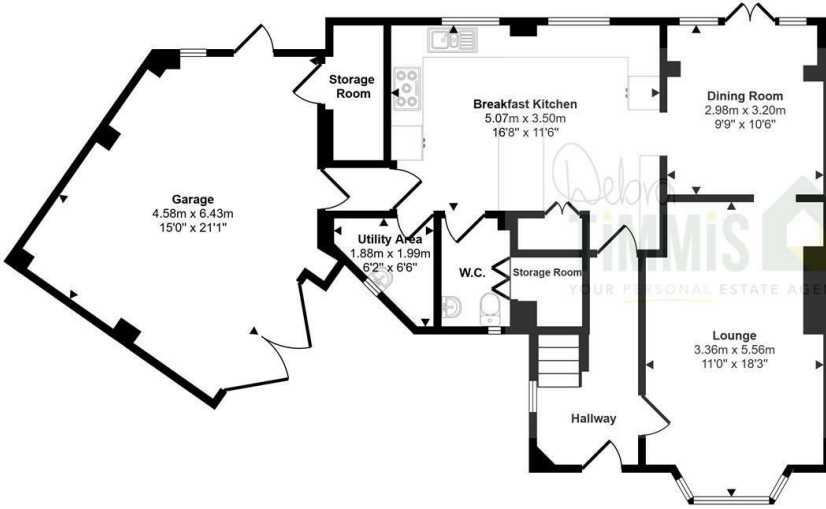
Suite comprises, panel bath, pedestal wash hand basin and low level WC. Double glazed window. Radiator.

Externally

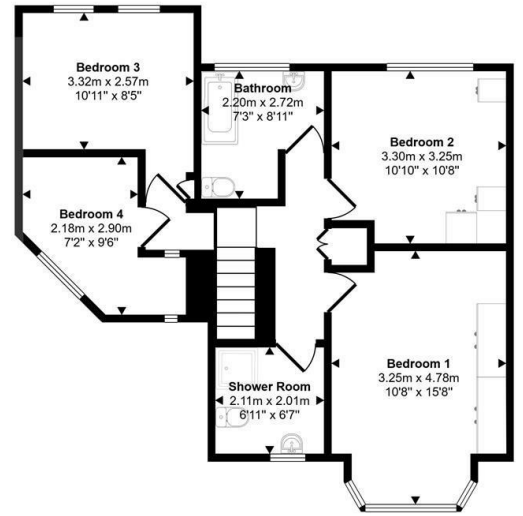
Low maintenance frontage and driveway. Generous sized rear garden mostly laid to lawn with maturing tree's and shrubs.



Approx Gross Internal Area
154 sq m / 1657 sq ft



Ground Floor
Approx 93 sq m / 1000 sq ft



First Floor
Approx 61 sq m / 657 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: C

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		
	65	80
England & Wales		EU Directive 2002/91/EC

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