

Woodman Street Milton Stoke-On-Trent ST2 7BS



Offers In The Region Of £115,000

Woodman Street, Milton, Stoke-On-Trent, ST2 7BS

Looking for a property that you can make your own -
Somewhere to add your own stamp to and make your perfect home-
With TWO bedrooms, could this be a good STARTER HOME for you -
You need to be quick if you'd like to view -
If this sounds like what you are looking for -
Call DEBRA TIMMIS ESTATE AGENTS and we'll show you in the door.

Nestled on the charming Woodman Street in Milton, this well-presented mid-terrace house offers a delightful opportunity for both first-time buyers and investors alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The sitting room is a perfect spot to unwind, while the second reception room can serve as a dining area or a versatile space to suit your needs.

This home features two comfortable bedrooms, ideal for a small family or as guest accommodation. The property is equipped with double glazing throughout, ensuring warmth and tranquillity, while central heating adds to the overall comfort during the colder months. The ground floor bathroom is conveniently located, making daily routines effortless.

Outside, the property benefits from a rear yard, providing a private outdoor space for enjoying the fresh air. The forecourt at the front adds to the property's appeal, enhancing its curbside charm. Importantly, there is no upward chain, allowing for a smooth and swift transaction.

Situated in a popular and convenient location, this terraced house is close to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community. This property is a wonderful blend of comfort and practicality, ready to welcome its new owners. Don't miss the chance to make this lovely house your home.

Sitting Room

11'4" into alcove x 10'0" plus box window (3.46 into alcove x 3.05 plus box window)

Upvc door and double glazed box window to the front aspect. Radiator.



Lounge

12'5" x 11'3" (3.80 x 3.45)

Double glazed window to the rear aspect. Radiator. Stairs off to the first floor.

Kitchen

10'9" x 6'4" (3.30 x 1.95)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob, built-in oven and extractor hood. Stainless steel single drainer sink unit, mixer tap. Part tiled splash backs. Space for appliances. Double glazed window.



Lobby

Upvc door to the side aspect.

Bathroom

6'11" x 6'3" (2.13 x 1.93)

Suite comprises, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window. Radiator. Cupboard housing gas central heating boiler.

First Floor

Bedroom One

11'5" into alcove x 10'0" (3.49 into alcove x 3.06)

Double glazed window. Radiator. Useful storage cupboard with access to the loft.



Externally

Enclosed rear yard with pedestrian access.

Bedroom Two

12'6" x 11'4" into alcove (3.82 x 3.47 into alcove)

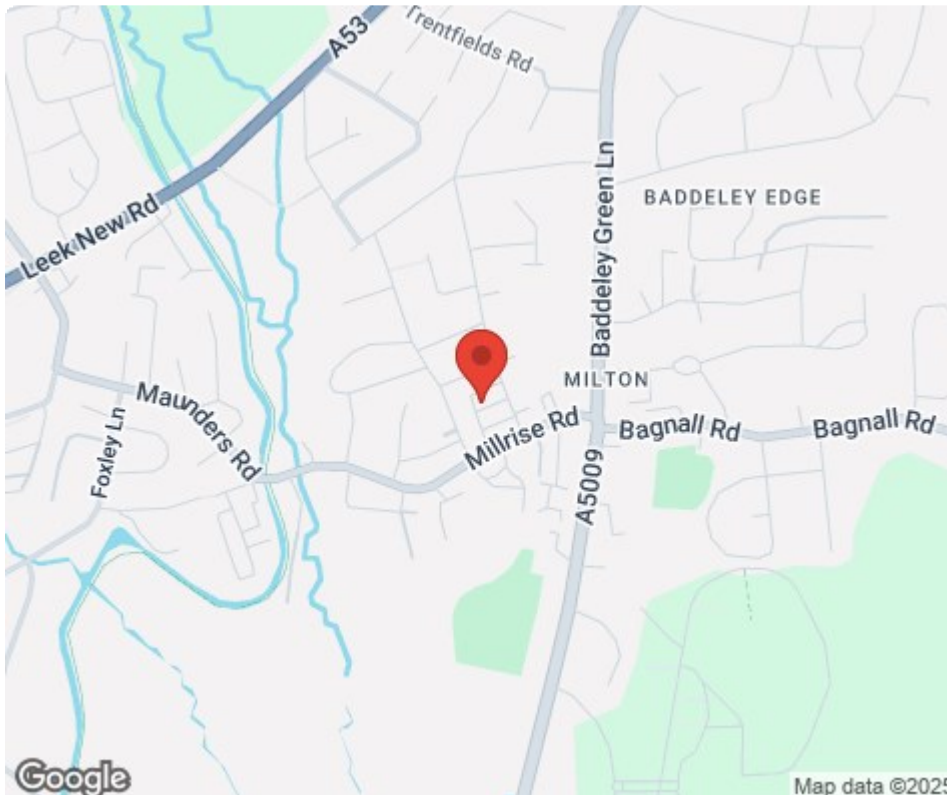
Double glazed window. Radiator.



Approx Gross Internal Area
68 sq m / 730 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: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.