

Maunders Road Milton Stoke-On-Trent ST2 7DU



Offers In Excess Of £145,000

Maunders Road, Milton, Stoke-On-Trent, ST2 7DU

Here is a property that's not to be missed! -
So be quick to make sure you're on our viewing list -
A blank canvass, an ideal investment for you -
With Two bedrooms, lounge, conservatory and KITCHEN too -
There's a good sized plot with ample parking and lawn garden to the front -
All in a popular location, perfect if you're on a property hunt -
All this is available with NO UPWARD CHAIN -
We're ready to show you around come sun or rain!

Located on Maunders Road in the charming area of Milton, this semi-detached house presents an excellent opportunity for those seeking a comfortable home within walking distance of Milton village. The property boasts two bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a fitted kitchen that offers practicality and convenience for everyday cooking. The inviting lounge provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. Additionally, the conservatory extends the living space, allowing for a bright and airy environment that can be enjoyed throughout the year. The property features a modern wet room, catering to contemporary living standards. Outside, you will discover an attached garage, providing secure storage or parking, along with ample off-road parking for additional vehicles.

While the property may require some general updating, it presents a fantastic canvas for personalisation, allowing you to create a home that reflects your style and preferences. With its prime location and potential for enhancement, this semi-detached house is a wonderful opportunity not to be missed.

Kitchen

11'10" x 7'0" (3.61 x 2.14)

Fitted kitchen with a range of wall mounted units, worktop incorporating drawers and cupboards below. One and a half sink with single drainer, mixer tap. Plumbing for automatic washing machine. Gas central heating boiler. Double glazed window and Upvc door.

Lounge

15'10" x 11'11" (4.83 x 3.64)

Feature surround inset hearth housing electric fire. Two radiators. Stairs off to the first floor. Access to the conservatory.



Conservatory

10'1" x 6'9" (3.08 x 2.08)

Double glazed windows. Tiled floor. Access to the garage and outside.



First Floor

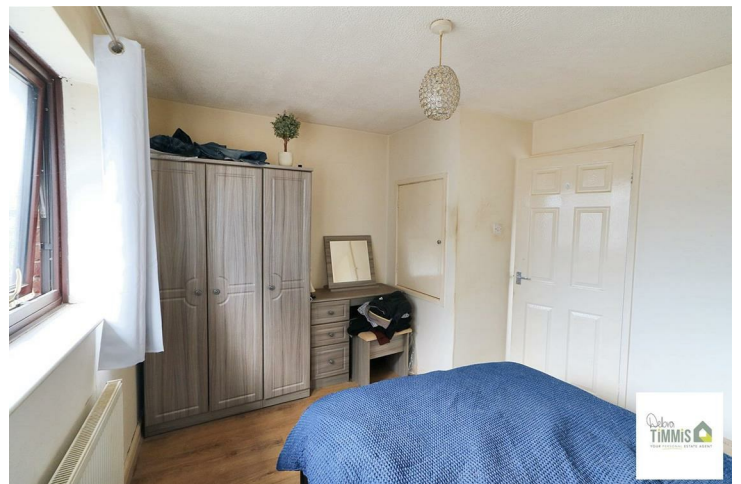
Landing

Loft access.

Bedroom One

11'11" x 9'10" (3.64 x 3.00)

Double glazed window. Radiator. Useful storage cupboard.



Bedroom Two

11'10" x 7'1" (3.63 x 2.17)

Double glazed window. Radiator.



Wet Room

5'7" x 5'2" (1.71 x 1.58)

Double glazed window. Electric shower, wash hand basin and low level WC. Tiled walls.

Externally

To the front aspect there garden area is laid to lawn. Driveway providing ample off road parking. Enclosed rear garden with artificial grass.

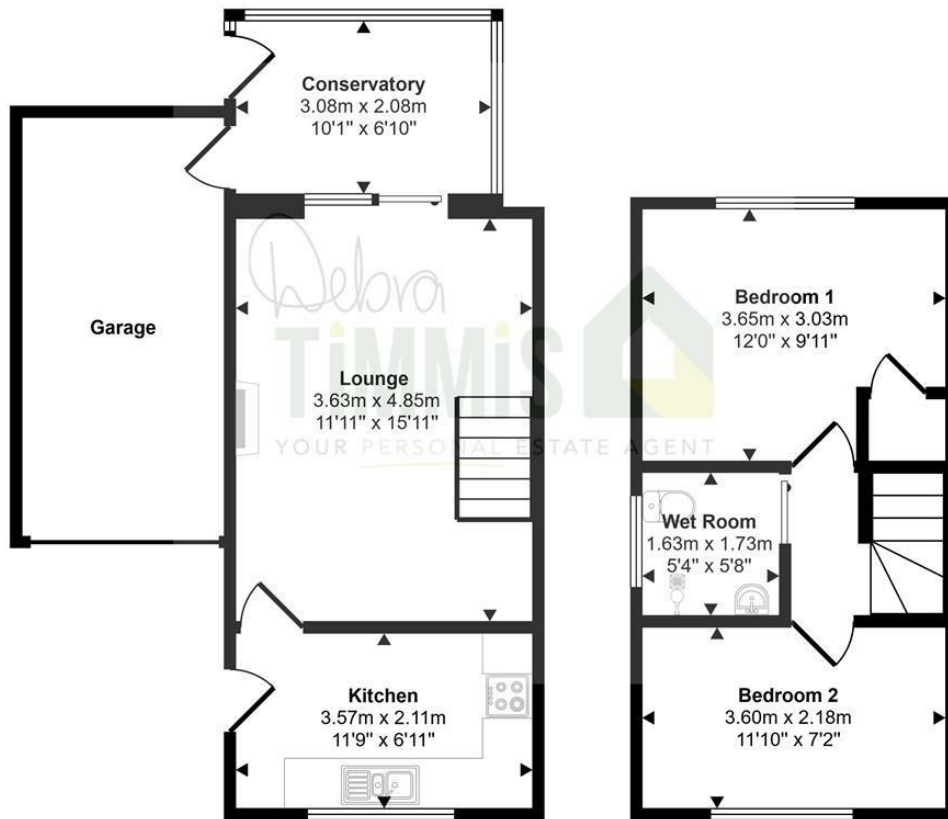


Attached Garage

17'4" x 7'8" (5.30 x 2.35)



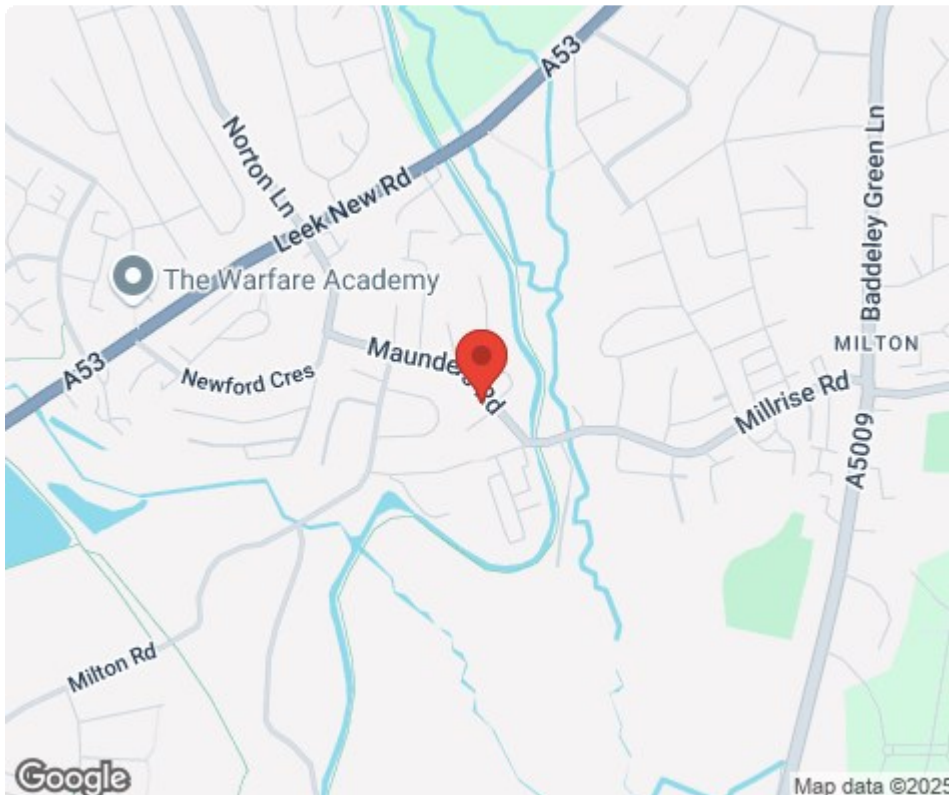
Approx Gross Internal Area
72 sq m / 775 sq ft



Ground Floor
Approx 46 sq m / 493 sq ft

First Floor
Approx 26 sq m / 282 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		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.