

Gayton Avenue Milton Stoke-On-Trent ST2 7BU



**Offers In The Region Of £210,000**



If you're looking for a BUNGALOW this is a rare opportunity not to be missed  
So make sure you call us to be added to our mailing list  
This lovely TWO BEDROOM property has NO UPWARD CHAIN  
There's certainly lots to love and even more to gain  
With a spacious lounge and dining kitchen  
Once you see it you'll be eager to move in  
Located in popular Milton with off road parking and garden at the rear  
If this property becomes yours you'll be smiling for the rest of the year!

Nestled on the charming Gayton Avenue in Milton, Stoke-On-Trent, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 67 square meters, the property features a well-designed layout that is both functional and inviting.

Upon entering, you are greeted by a pleasant entrance hall leading to a spacious reception room, ideal for relaxation or entertaining guests. The two generously sized bedrooms provide ample space for rest and personalisation, making it a perfect home for couples, small families, or those seeking a peaceful retreat. The shower room is thoughtfully appointed, ensuring both style and practicality. With local amenities, parks, and transport links nearby, this property is well-situated for those who appreciate both tranquillity and accessibility.

Whether you are looking to downsize, invest, or find your first home, this property presents an excellent opportunity. Do not miss the chance to make this lovely bungalow your own.

#### ENTRANCE HALL

UPVC side entrance door. Radiator. Coving to ceiling. Loft access. Two cupboards off.

#### KITCHEN DINER

14'3 x 9'10 (4.34m x 3.00m)

Single drainer sink unit having mixer taps, cupboards below. Range of work surfaces having drawers and cupboards below. Matching wall mounted units. Gas cooker point. Space for fridge and washing machine. Double glazed windows. Down lights.

#### REAR PORCH

7'8 x 4'4 (2.34m x 1.32m)

Brick based. UPVC double glazed windows and entrance/exit door.

#### BEDROOM ONE

8'10 x 13'4 (2.69m x 4.06m)

Fitted wardrobes and cupboards. Radiator. UPVC double glazed window to rear elevation. Coving to ceiling.



#### LOUNGE

12' x 18'5 (3.66m x 5.61m)

Feature fireplace housing coal effect fire. Coving to ceiling. UPVC double glazed window to front elevation. Radiator. Coving to ceiling.



## BEDROOM TWO

10'10 x 9'11 (3.30m x 3.02m)

Fitted wardrobes and cupboards. Radiator. UPVC double glazed window to front elevation. Coving to ceiling.

## SHOWER ROOM

5'3 x 6'4 (1.60m x 1.93m)

Separate shower cubicle. Pedestal wash hand basin and low level W.C. Half tiled walls. Tiled floor. Double glazed window. Radiator,

## EXTERNAL

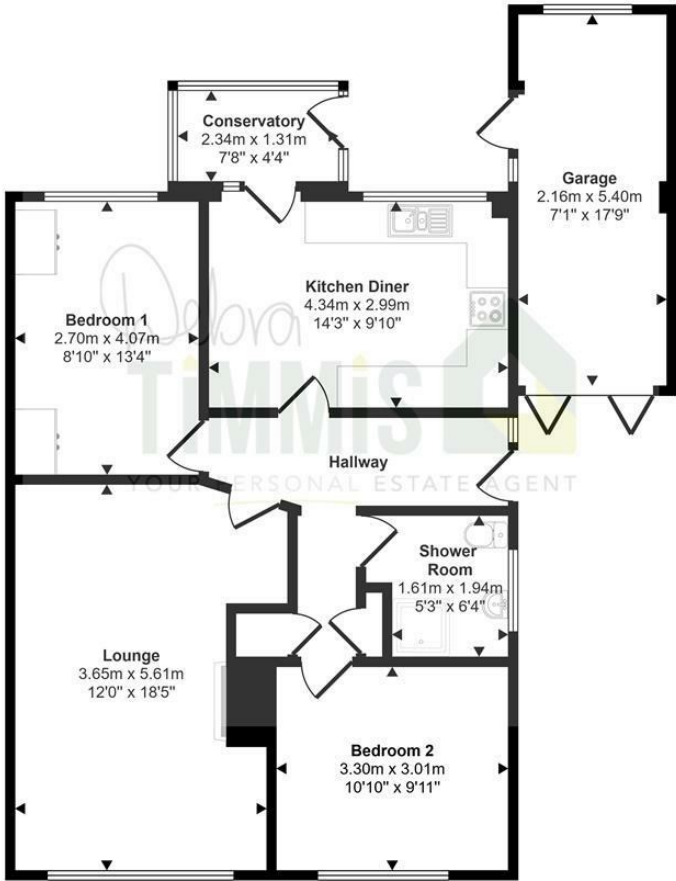
Driveway providing off road parking, leading to carport. Limited access for small vehicle to garage. Front garden laid to lawn with hedges.

Rear garden laid to lawn.



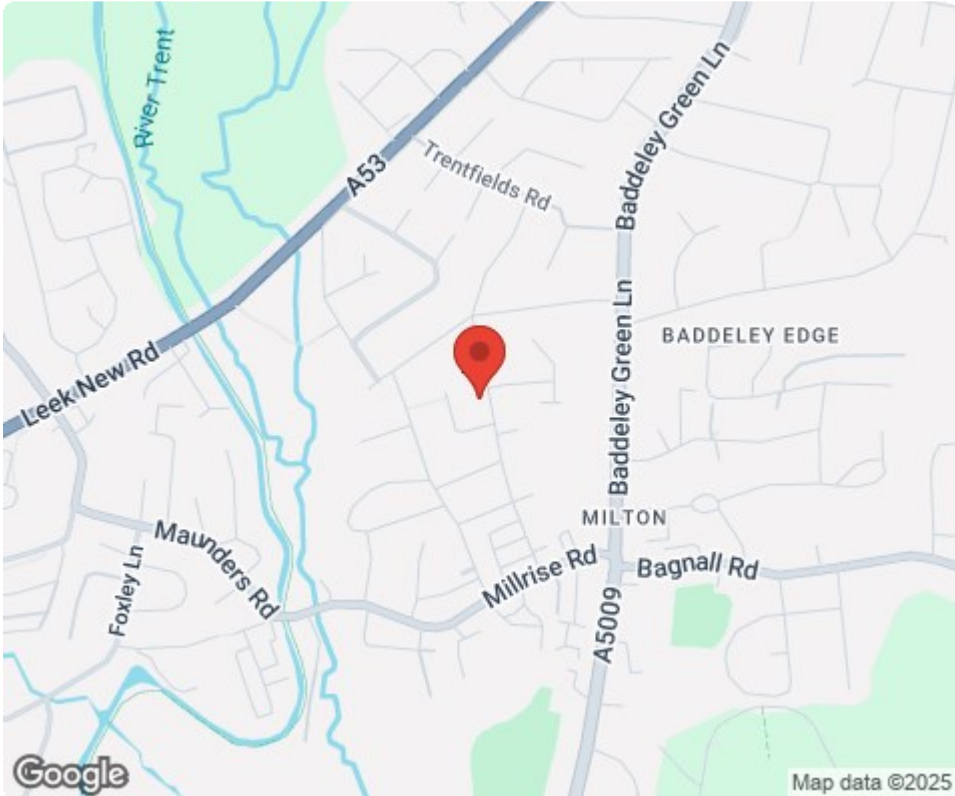


Approx Gross Internal Area  
85 sq m / 920 sq ft



Floorplan

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		
England & Wales		EU Directive 2002/91/EC

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