

**Caton Crescent Milton Stoke-On-Trent ST6 8XQ**



**Offers In The Region Of £170,000**



## Caton Crescent, Milton, Stoke-On-Trent, ST6 8XQ

Has the time come to build a new nest  
This lovely TWO bedroom semi bungalow is what we suggest  
On Caton Crescent in popular Milton it can be found  
With gardens, parking and workshop all within the grounds  
Beautifully presented, bright and spacious too  
Does this sound like the next move for you?  
With NO UPWARD CHAIN this is sure to attract a lot of interest  
So pick up the phone and call us to be added to the viewing list

Nestled in the sought-after area of Caton Crescent, this well-presented semi-detached bungalow offers a delightful living experience. Upon entering, you are welcomed by a charming entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining guests. The stylish fitted kitchen is both functional and aesthetically pleasing, making it a joy to prepare meals.

This bungalow features two comfortable bedrooms, providing ample space for family or guests. The modern shower room is designed with contemporary fittings, ensuring convenience and comfort. The property benefits from double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year.

Outside, the low-maintenance gardens offer a serene space to enjoy the outdoors without the burden of extensive upkeep. The driveway provides convenient off-road parking, while the carport and workshop add further practicality to this lovely home.

With no upward chain, this property is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the charm and potential of this delightful bungalow. Whether you are a first-time buyer, downsizing, or seeking a peaceful retreat, this property is sure to meet your needs.

### Entrance Hall

Upvc door to the side aspect. Two useful storage cupboards. Loft access.

### Kitchen

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Integral fridge/freezer. Electric hob, extractor hood and built-in oven. Stainless steel sink and single drainer with mixer tap. Wall mounted gas central heating boiler. Plumbing for automatic washing machine. Radiator. Double glazed window to the front aspect.



### Lounge

15'10" x 10'9" max (4.85 x 3.29 max)

Double glazed window to the front aspect. Feature surround. Radiator.

### Bedroom One

12'5" x 10'8" into robe (3.81 x 3.27 into robe)

Double glazed window to the rear aspect. Radiator. Built-in wardrobes.



### Bedroom Two

10'11" x 8'6" (3.33 x 2.61)

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





### Shower Room

5'11" x 5'4" plus recess (1.81 x 1.63 plus recess)

Suite comprises, shower cubicle housing mains shower, vanity wash hand basin and low level WC. Heated towel rail. Inset ceiling spot lights. Double glazed window.



### Externally

Low maintenance block paved frontage and driveway. Carport. Access suitable for a smaller width vehicle to the garage/workshop. Enclosed low maintenance rear garden with patio seating area and artificial lawn feature garden.

### Workshop

19'11" x 8'11" (6.09 x 2.74)

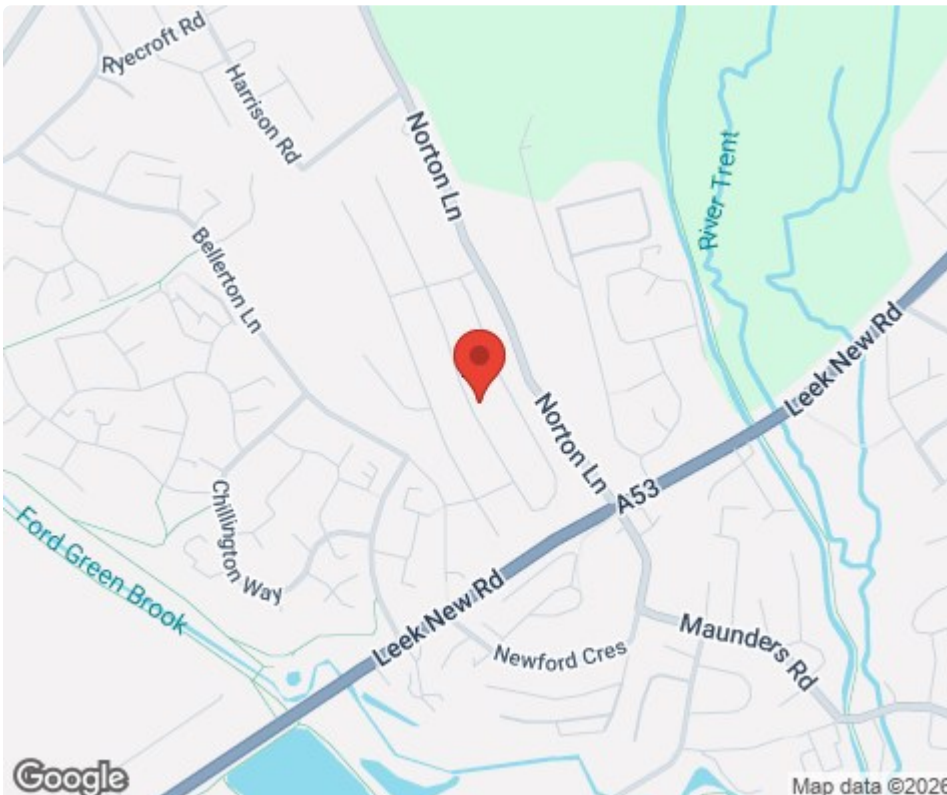
Window and side door access. Up and over door.





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: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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.