

Newford Crescent Milton Stoke-On-Trent ST2 7EB



Offers In The Region Of £115,000

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.

This charming mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The entrance porch welcomes you into a comfortable sitting room, leading through to a well-proportioned lounge, perfect for family gatherings.

The kitchen, though in need of some modernisation, offers a functional layout with access to a convenient lobby area. The ground floor bathroom adds to the practicality of the home, ensuring that daily routines are easily accommodated. Upstairs, you will find two generous double bedrooms, each offering a peaceful retreat at the end of the day.

This elevated property benefits from double glazing and central heating, ensuring warmth and comfort throughout the seasons. The rear yard provides a private outdoor space, ideal for enjoying the fresh air.

Situated in a popular location, this home is within easy reach of local amenities, making daily errands and leisure activities effortlessly accessible. With no upward chain, this property is ready for its new owners to make it their own. While some general updating is required, this house offers a fantastic canvas for those looking to add their personal touch. Don't miss the chance to view this delightful home in a vibrant community.

Entrance Porch

Upvc door and double glazed window.

Sitting Room

14'0" into box window x 10'8" (4.29 into box window x 3.27)

Double glazed box window to the front aspect. Radiator.

Lounge

12'9" x 10'9" (3.90 x 3.29)

Double glazed window to the rear aspect. Radiator. Useful storage cupboard. Access to the stairs to the first floor.



Kitchen

13'9" x 5'8" (4.20 x 1.75)

Fitted with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl stainless steel sink, single drainer and mixer tap. Part tiled splash backs. Wall mounted gas central heating boiler. Space for appliances. Tiled floor. Double glazed window to the rear.

Lobby

Tiled floor. Upvc door to the side aspect.

Bathroom

8'1" x 5'6" (2.48 x 1.68)

Suite comprises, panelled bath, pedestal wash hand basin and low level WC. Part tiled walls. Tiled floor. Radiator. Double glazed window to the side aspect.



First Floor

Bedroom One

12'9" x 10'11" (3.91 x 3.33)

Double glazed window. Radiator. Useful storage cupboard.



Externally

Elevated position. Enclosed rear yard.

Agents Notes

Please note that measurements have been taken approximately due to the irregular shaped rooms.

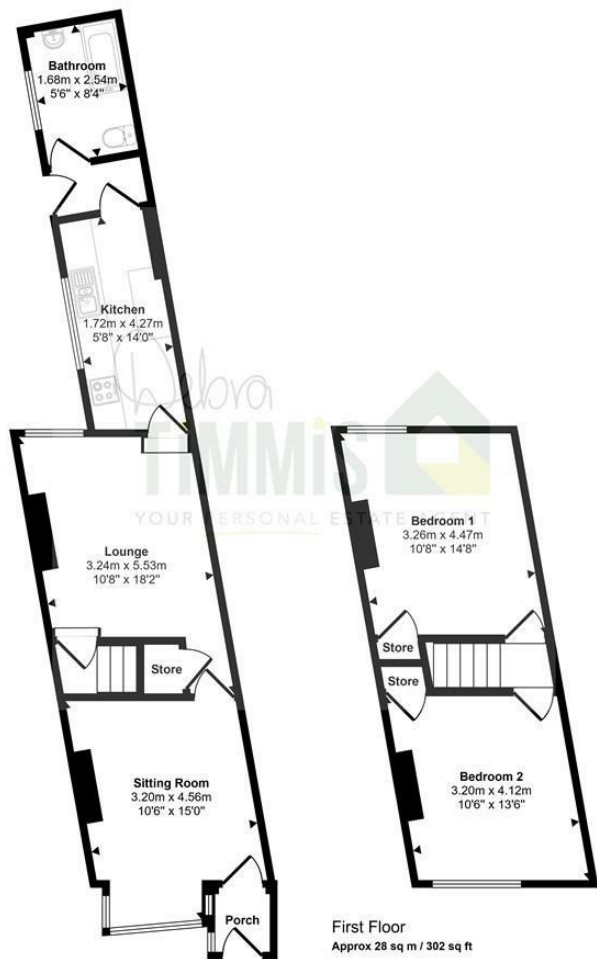
Bedroom Two

11'10" x 10'9" into alcove (3.61 x 3.29 into alcove)

Double glazed window. Radiator. Useful storage cupboard.



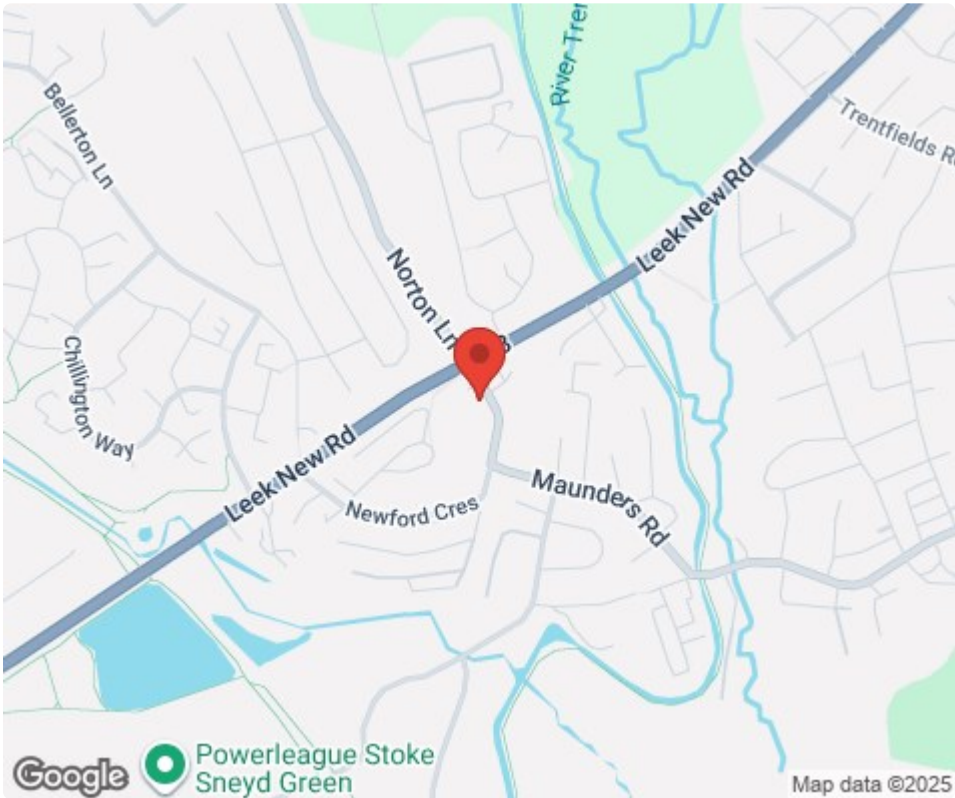
Approx Gross Internal Area
72 sq m / 773 sq ft



Ground Floor
Approx 44 sq m / 470 sq ft

First Floor
Approx 28 sq m / 302 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		
(69-80) C		77
(55-68) D	60	
(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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