

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



**Offers In The Region Of £180,000**

A beautiful Bungalow in it's truest form  
A wonderful property to make you feel all cosy and warm  
With a spacious lounge with dining area and fitted kitchen  
Once you see it you'll want to move in  
There's THREE BEDROOMS to sleep and a bathroom too  
Does this sound like the property you want to move in to?  
The outside offers driveway, carport and gardens to sit  
A lovely property such as this is sure to be a hit  
So if you think this sounds ideal for you  
Waste not a moment longer, you know what you need to do!

Nestled in the popular area of Caton Crescent, Milton, this deceptively spacious dormer semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and inviting home. Upon entering, you are welcomed by a charming entrance hall that leads to a well-fitted kitchen, perfect for culinary enthusiasts. The lounge, with its open access to the dining area, creates a warm and sociable atmosphere, ideal for entertaining family and friends.

This delightful property boasts three generously sized bedrooms, providing ample space for relaxation and rest. The good-sized bathroom is conveniently located, ensuring practicality for everyday living. The bungalow is equipped with double glazing and central heating, ensuring a cosy environment throughout the year.

Outside, the property features both front and rear gardens, offering a lovely outdoor space for gardening or simply enjoying the fresh air. Additionally, off-road parking is available, providing convenience and ease for residents and visitors alike.

This bungalow is not only a wonderful family home but also a fantastic investment opportunity in a popular location. We highly recommend viewing this property to fully appreciate its charm and potential.

#### Entrance Hall

Upvc door to the side aspect. Radiator. Storage cupboard. Tiled floor.

#### Kitchen

10'8" x 8'9" (3.27 x 2.69)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl sink with single drainer and mixer tap. Four ring gas hob and built-in oven. Space for washing machine. Inset ceiling spot lights. Double glazed window.

#### Lounge

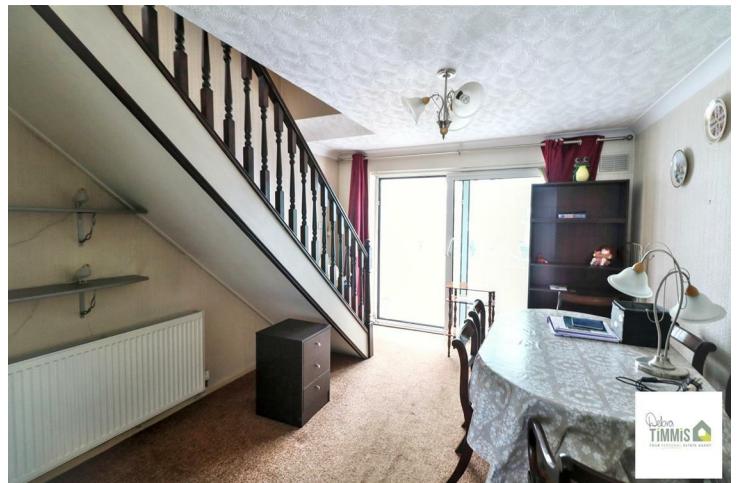
15'11" x 10'7" (4.86 x 3.23)

Double glazed window. Radiator. Open access into the dining area.

#### Dining Area

12'7" x 10'6" (3.85 x 3.21)

Radiator. Stairs off to the first floor. Double glazed patio door with access into the lean to/ porch.



#### Lean To/Porch

9'10" x 5'3" (3.00 x 1.61)

Double glazed windows and double glazed door with access into the rear garden.

#### Bathroom

10'11" x 8'6" (3.34 x 2.60)

Suite comprises, corner, pedestal with shower mixer, shower cubicle with shower, pedestal wash hand, bidet and low level WC. Double glazed window. Radiator. Part tiled walls. Tiled floor.



### Bedroom Three

7'6" x 6'0" (2.31 x 1.85)

Double glazed window. Radiator.

### First Floor

#### Bedroom One

13'8" max x 10'0" (4.18 max x 3.07)

Double glazed window. Radiator. Fitted wardrobes.

#### Bedroom Two

10'7" to robe x 7'7" max (3.23 to robe x 2.33 max )

Double glazed window. Radiator. Built-in wardrobes.

#### Externally

Gardens to the front and rear. Driveway providing off road parking. Carport.

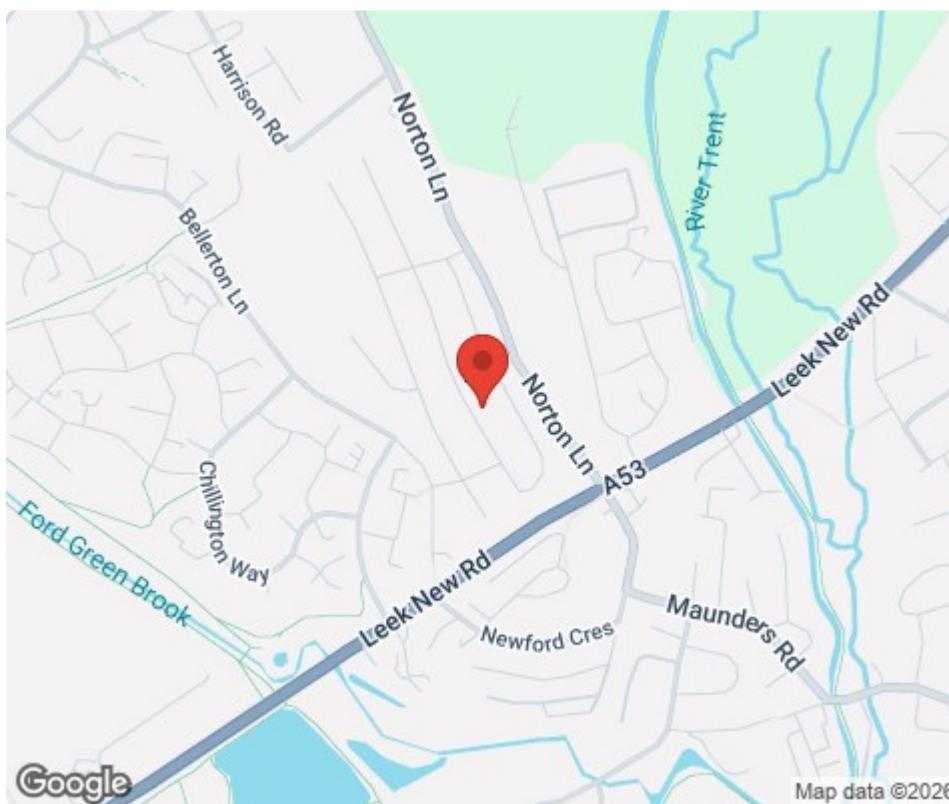


Approx Gross Internal Area  
94 sq m / 1007 sq ft



Denotes head height below 1.5m

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		