



Highton Street | Milton | Stoke-on-Trent | ST2 7BA

£395,000

VERY WELL PRESENTED EXECUTIVE FAMILY HOME, LARGE REAR GARDEN.

This spacious family home is situated in a much sought after residential location on the periphery of Milton Village, offering excellent access to local amenities, schools, commuter and transport networks. The accommodation comprises, entrance porch, hallway, cloakroom w/c, sitting room, lounge, dining room, fitted breakfast kitchen, utility room, five bedrooms (master bedroom with ensuite shower room, bedrooms two and three with jack & jill ensuite shower room) and a family bathroom. Gas central heating, double glazing, driveway providing ample parking, garage and a well maintained landscaped rear garden. Viewings are strongly recommended to appreciate what this fantastic property has to offer.



Property Description

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The accommodation comprises, entrance porch, hallway, cloakroom w/c, sitting room, lounge, dining room, fitted breakfast kitchen, utility room, five bedrooms (master bedroom with ensuite shower room, bedrooms two and three with jack & jill ensuite shower room) and a family bathroom.

ENTRANCE PORCH

Upvc double glazed entrance door and windows to the front elevation.

HALLWAY

Double glazed entrance door and windows to the front elevation, coving to the ceiling, radiator, staircase leading to the first floor and under stairs storage cupboard.

CLOAKROOM W/C

Low level w/c, wall mounted wash hand basin, radiator, tiled floor and part tiled walls.

SITTING ROOM

11' 11" x 10' 7" (3.63m x 3.23m) Radiator, television point and upvc double glazed window to the front elevation.

LOUNGE

17' 2" x 11' 8" (5.23m x 3.56m) Gas fire with feature hearth and surround, coving to the ceiling, radiator, television point, upvc double glazed window to the front elevation and doors leading to the dining room.

DINING ROOM

11' 8" x 9' 9" (3.56m x 2.97m) Coving to the ceiling, radiator and upvc double glazed window to the rear elevation.

BREAKFAST KITCHEN

19' x 11' 6" (5.79m x 3.51m) Fitted with an extensive range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Range style electric double oven, seven ring gas hob and stainless steel extractor hood. Integral dishwasher, breakfast bar, radiator, part tiled walls, upvc double glazed window and french patio doors leading to the rear garden.

UTILITY ROOM

6' 4" x 5' 7" (1.93m x 1.7m) Fitted base and wall units, work surfaces incorporating inset sink with mixer tap. Radiator, plumbing for a washing machine and door leading to the garage.

FIRST FLOOR LANDING

Radiator, loft access via loft ladder to part boarded loft space with lighting.

MASTER BEDROOM

12' 6" x 11' 1" (3.81m x 3.38m) Fitted wardrobe, radiator and upvc double glazed window to the rear elevation.

ENSUITE

Shower cubicle with rainfall mixer shower, pedestal wash hand basin, low level w/c, heated towel rail, tiled walls and floor and upvc double glazed window to the side elevation.

BEDROOM TWO

13' 11" (max) x 11' 3" (4.24m x 3.43m) Radiator, upvc double glazed window to the rear elevation and door leading to the jack & jill ensuite..

JACK & JILL ENSUITE

Shower cubicle with electric shower, pedestal wash hand basin, low level w/c, radiator tiled walls and floor.

BEDROOM THREE

13' 8" x 12' 1" (4.17m x 3.68m) Radiator, upvc double glazed window to the front elevation and door leading to the jack & jill ensuite..

BEDROOM FOUR

11' 10" x 9' 11" (3.61m x 3.02m) Radiator and upvc double glazed window to the front elevation.

BEDROOM FIVE / STUDY

8' 6" x 6' 8" (2.59m x 2.03m) Radiator and french patio doors leading to a balcony overlooking the rear garden.

BATHROOM

Three piece suite comprising panelled "P shaped" bath with shower attachment, pedestal wash hand basin and low level w/c. Airing cupboard, radiator, tiled floor and part tiled walls, upvc double glazed window to the front elevation.

EXTERIOR

To the front of the property there is a block paved driveway providing ample off road parking and leading to the garage. Garage (17' 8" x 9' 4") with up and over door, radiator, power, lighting, upvc double glazed entrance door and window to the rear elevation.

To the rear of the property there is a paved patio with a pergola and steps leading to the garden, mainly laid to lawn with raised borders incorporating various plants and shrubs, decked patio area and additional paved patio with feature bar

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

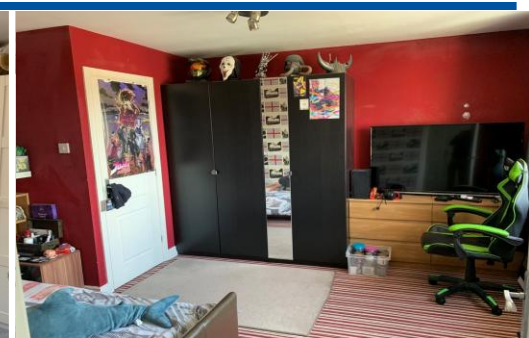
Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements