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Milton Avenue, Whiston L35

**Belvoir**

## Offers Over £195,000



### Key Features

- Three Large Bedrooms
- Off Road Parking
- Large Rear Garden
- EPC C
- Freehold







A beautifully presented three-bedroom home with off road parking, stylish open-plan living, a modern fitted kitchen, contemporary family bathroom and a stunning, landscaped rear garden ideal for entertaining.

#### Ground Floor

From the entrance hallway you enter into a stylish, open-plan living and dining space that is beautifully presented, this welcoming environment is ideal for family gatherings. The generous lounge area features a contemporary wall-mounted electric fireplace with a sleek, modern surround. Neutral decor and soft grey carpeting enhance the sense of space. The dining area offers ample room for a family dining table, perfectly positioned by a large window with view of the lovely rear garden space.

From the dining area you access the bright and stylish kitchen. The room features a contemporary range of eye-catching blue units, providing ample storage while adding a bold and distinctive finish. These are complemented by sleek worktops and a clean white tiled splashback, creating a fresh, modern look throughout.

Additional features include wood effect laminate flooring, spotlight track lighting and a frosted rear door, providing easy access outside while maintaining privacy.

#### Upper Floor

To the upper floor you will find three spacious bedrooms, one of which is currently utilised as a spacious walk in wardrobe.

The family bathroom offers a clean, modern

finish with an appealing neutral colour palette. Fully tiled in contemporary light-toned ceramics, the space feels bright and easy to maintain, complemented by a sleek white panelled ceiling with inset spotlights.

The suite comprises a low-level WC, a modern wash hand basin set within a handy vanity unit providing useful storage, and a full-sized bath with a glass shower screen. Additional features include wood-effect flooring for warmth and durability, as well as a built-in storage cupboard—perfect for keeping toiletries and linens neatly tucked away.

#### Rear Garden

The beautifully presented rear garden has been thoughtfully designed to create the perfect outdoor entertaining space. A generous, raised deck spans the width of the garden, offering ample room for outdoor dining and relaxation. The deck is complemented by a stylish pergola with seating area, providing a sheltered spot for lounging and social gatherings.

A standout feature is the bespoke garden bar, neatly positioned to serve the decking area—ideal for hosting parties or enjoying summer evenings with friends and family. Beyond the deck, a well-maintained grassed lawn offers additional space for recreation, bordered by fencing for privacy.

With a combination of functional zones, modern finishes, and a sociable layout, this stunning garden effortlessly blends comfort and style, making it a true extension of the home.





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## FRONT

Two storey mid-terrace with off road parking

## ENTRANCE HALLWAY 11'9" x 6'8" (3.6m x 2m)

Window and door to front aspect. Carpeted flooring. Radiator to wall. Access point to upper floor and ground floor areas. Utility Meter Cupboard.

## LIVING/DINING ROOM 23'0" x 13'0" (7m x 4m)

Windows to front and rear aspect. Carpeted flooring. Radiators to wall. Access point to kitchen.

## KITCHEN 11'2" x 10'8" (3.4m x 3.3m)

Window and door to rear aspect. Fitted with a range of blue upper and lower cabinets and drawers. Speckled worktops. Part tiled backsplash. Standalone oven. One and a half single drain sink. Radiator to wall.

## BEDROOM ONE 15'1" x 11'2" (4.6m x 3.4m)

Window to rear aspect. Carpeted flooring. Radiator to wall.

## BEDROOM TWO 11'3" x 10'3" (3.4m x 3.1m)

Window to front aspect. Carpeted flooring. Radiator to wall.

## BEDROOM THREE 9'6" x 8'3" (2.9m x 2.5m)

Window to front aspect. Carpeted flooring. Radiator to wall.

## FAMILY BATHROOM 9'5" x 5'11" (2.9m x 1.8m)

Frosted window to rear aspect. P-Shaped bathtub with overhead shower and glass screen enclosure, wc and vanity style pedestal sink. Heated towel radiator.

## REAR GARDEN

Paved Patio area. Outhouse. Wooden bar, pergola and decked area. Fenced.





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Approximate total area<sup>(1)</sup>  
479 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





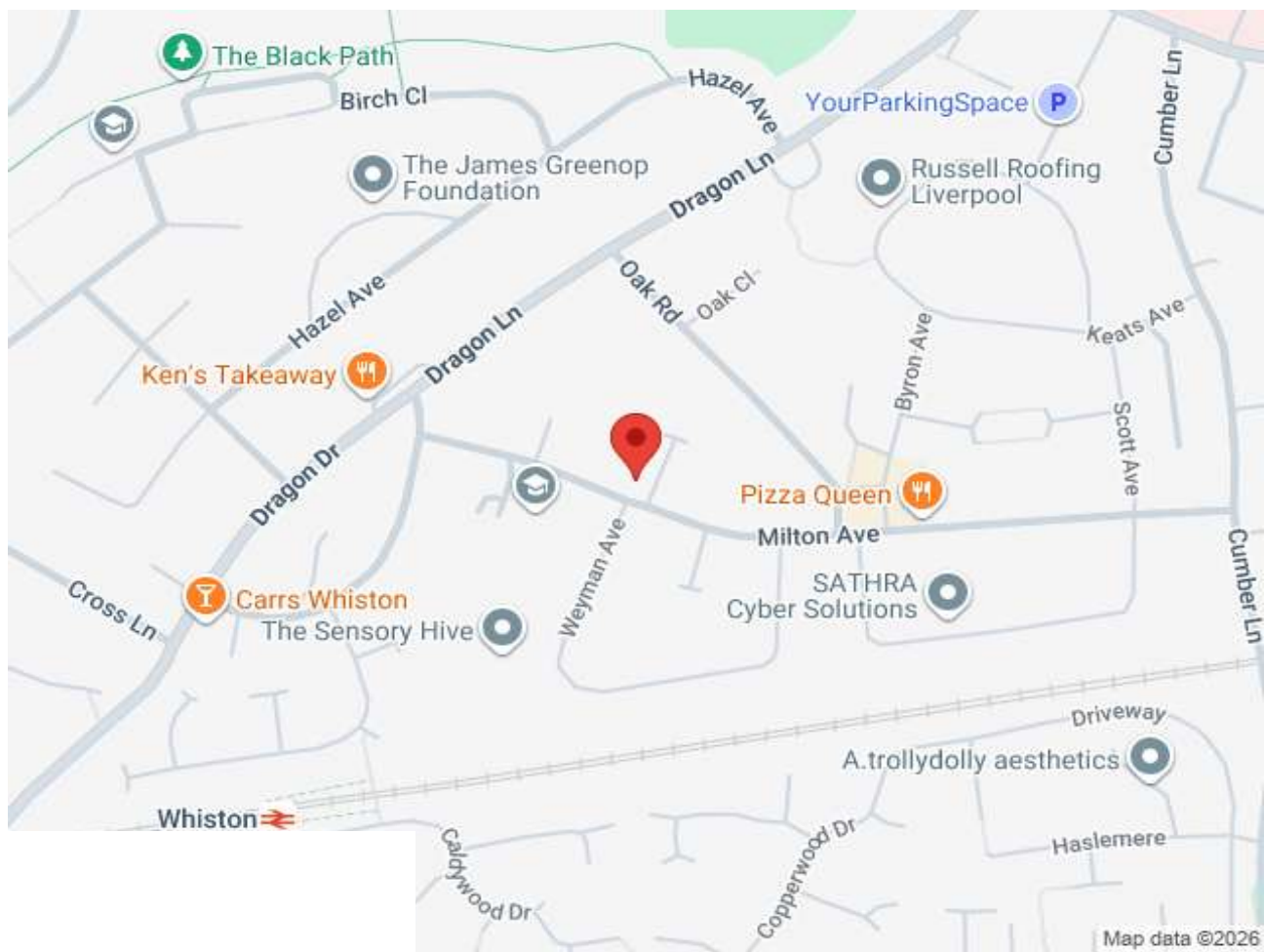
Floor 1

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