



9 Millbrook Grove

Milton, Stoke-On-Trent, ST2 7DY

Don't let this rare opportunity to own a home that's truly one in a mill-ion pass you by! This newly renovated, three-bedroom semi-detached house offers spacious accommodation, and a high-quality finish throughout. To the ground floor you will find a stunning contemporary kitchen and a bright and inviting lounge. To the first floor you will find three well-proportioned bedrooms, and a modern fitted bathroom. The rear is just as impressive with a private driveway, rear garden and a detached garage! With plenty of local amenities within walking distance and highly regarded schools nearby, this property is ready to move straight into — no run-of-the-mill home here, dont delay book your viewing today!

Offers in excess of £220,000

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- MOVE-IN READY IMMACULATE SEMI DETACHED PROPERTY
- THREE GOOD SIZE BEDROOMS
- PRIVATE DRIVEWAY FOR PARKING
- SOLD WITH NO UPWARD CHAIN
- LARGE LOUNGE
- MODERN NEWLY FITTED BATHROOM
- DETACHED GARAGE
- NEWLY MODERN FITTED KITCHEN WITH APPLIANCES
- GARDENS TO THE FRONT AND REAR
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

13'5" x 5'8" (4.09 x 1.75)

A door opens to the front aspect and a double glazed window looks out to the side. Stairs to the first floor, under-stair storage cupboard and radiator.

Lounge

14'11" x 11'5" (4.55 x 3.48)

A double glazed window looks out to the front aspect. Radiator.

Kitchen/Diner

14'6" x 8'3" (4.43 x 2.53)

Two double glazed windows looks out to the rear aspect. Fitted with a range of wall and base storage units, coordinating work surface areas, inset stainless steel sink and side drainer. Integrated appliances include gas hob with extractor fan above, electric oven, dishwasher and fridge/freezer. Space and plumbing for a

washing machine. Column radiator and space for a table and chairs.

FIRST FLOOR

First Floor Landing

A double glazed window looks out to the side aspect. Stairs from the ground floor and loft access hatch.

Bedroom One

11'1" x 10'11" (3.40 x 3.35)

A double glazed window looks out to the rear aspect. Radiator.

Bedroom Two

10'4" x 8'5" (3.16 x 2.58)

A double glazed window looks out to the front aspect. Radiator.

Bedroom Three

9'3" x 8'11" (2.82 x 2.72)

A double glazed window looks out to the front aspect. Radiator.

Bathroom

7'4" x 6'4" (2.26 x 1.94)

A double glazed window looks

out to the rear aspect. Fitted suite comprising of shower with waterfall shower head, wash hand basin with vanity unit and Low Level W/C. Extractor fan, wall panels, ceiling spotlights and towel radiator.

EXTERIOR

To the front of the property there is a paved driveway leading to a detached garage and mature hedges and shrubs. To the rear the garden is mainly paved with flower beds.

GARAGE

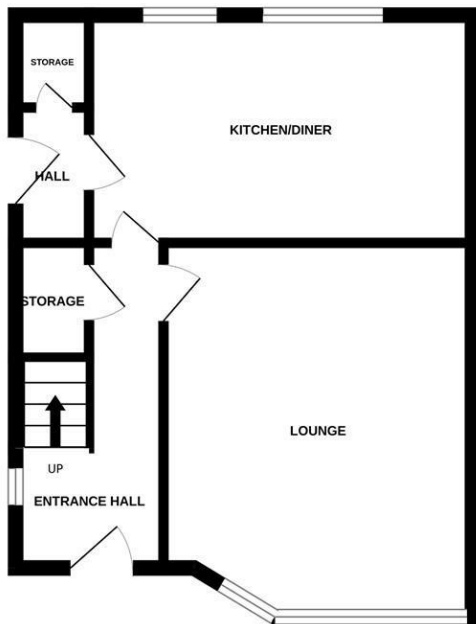
17'7" x 9'10" (5.36 x 3.01)

Up and over door to the front and a single glazed window looks to the side aspect. Fitted with power and lighting.

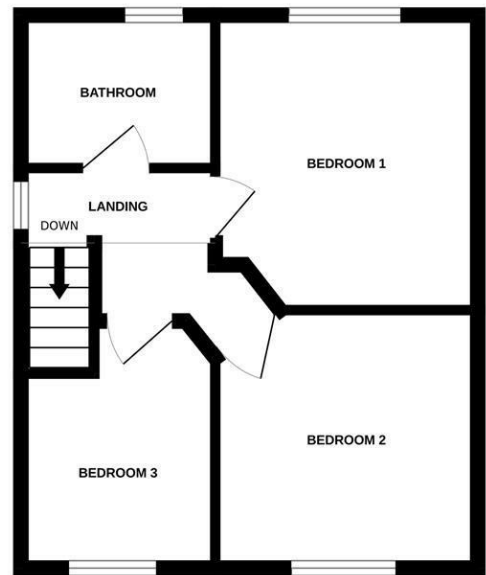


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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