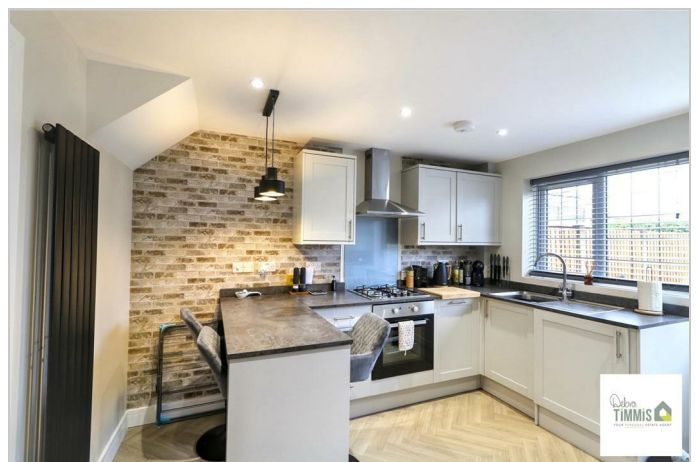
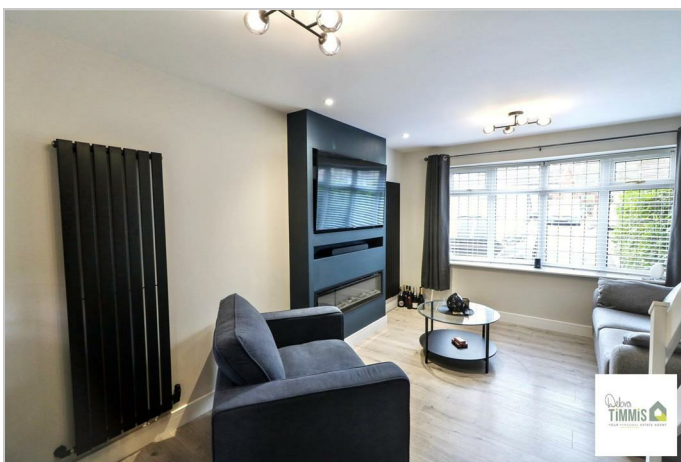


Kirkwall Grove Milton Stoke-On-Trent ST2 7PH



Offers In The Region Of £180,000

Kirkwall Grove, Milton, Stoke-On-Trent, ST2 7PH

A STUNNING semi detached house, that's ready to view-
This TWO BEDROOM HOME could be the one for you -
A HIGH SPECIFICATION starts as you enter the door -
a BEAUTIFUL HOME you will adore -
Delightful breakfast kitchen for you to entertain -
and games room and LOVELY GARDEN easy to maintain -
OFF ROAD PARKING for your car -
Local shops and amenities not very far -
for one lucky buyer this home would be -
contact DEBRA TIMMIS ESTATE AGENTS & book to see

Nestled in the charming cul-de-sac of Kirkwall Grove in Milton, this beautifully presented semi-detached house offers a perfect blend of style and comfort. The property boasts a stunning breakfast kitchen, ideal for enjoying leisurely mornings, and a welcoming lounge featuring a modern media wall, perfect for relaxation and entertainment.

With two well-proportioned bedrooms, this home is perfect for small families or couples seeking a tranquil living space. The contemporary shower room adds a touch of luxury, ensuring convenience and modernity. The house benefits from double glazing and central heating, providing warmth and energy efficiency throughout the year.

Outside, you will find ample off-road parking, a valuable asset in today's busy world. The landscaped rear garden is a delightful retreat, offering a serene space for outdoor activities or simply unwinding after a long day. Additionally, the games/garden room presents an exciting opportunity for leisure or hobbies, making this property truly versatile.

This semi-detached house is situated in a popular location, making it an ideal choice for those looking to enjoy a peaceful yet connected lifestyle. Viewing is highly recommended to fully appreciate the charm and quality this home has to offer. Don't miss the chance to make this lovely property your own.

Ground Floor

Lounge

15'7" x 10'9" (4.77 x 3.28)

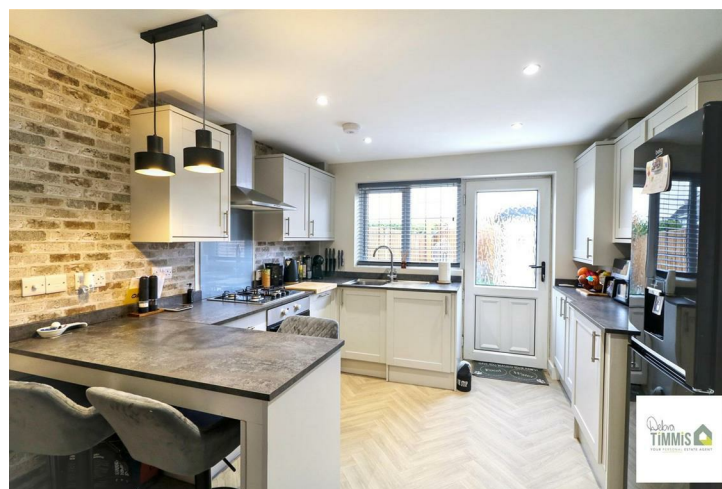
Double glazed bow window to the front aspect. Media wall housing electric fire. Two feature radiators. Useful storage cupboard.

Breakfast Kitchen

11'6" x 10'7" (3.51 x 3.25)

Arguably the most significant room in any home this chic and sophisticated breakfast kitchen will not disappoint. Fitted with a range of contemporary wall and base units, integrated appliances include four ring gas hob, built-in oven, extractor hood and dishwasher. Plumbing for automatic washing machine. Stainless steel sink with single drainer, mixer tap. Breakfast bar.

Inset ceiling spot lights. Upvc door to the side aspect. Double glazed window and Upvc door to the rear aspect.



First Floor

Landing

Loft access. Useful storage cupboard.

Bedroom One

10'8" x 8'10" (3.27 x 2.70)

Double glazed window. Radiator.

Bedroom Two

10'8" x 7'9" (3.26 x 2.37)

Double glazed window. Radiator.



Shower Room

9'5" x 4'11" (2.89 x 1.50)

Modern and stylish suite comprises, walk-in shower cubicle housing Triton shower and waterfall shower head, combination vanity wash hand basin and WC. Heated towel rail. Double glazed window to the side aspect. Inset ceiling spot lights.



Games/Garden Room

18'5" x 8'10" (5.62 x 2.70)

With double glazed French doors and double glazed window. Power and lighting. Electric heaters.

Agents Notes

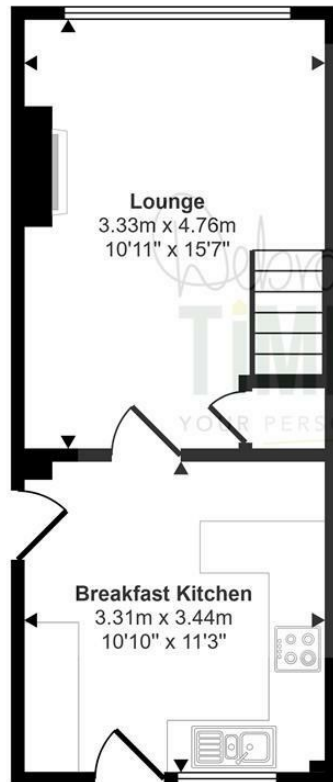
DISCLAIMER- Please note that there is a Personal Interest of persons connected to Debra Timmis Estate Agents.

Externally

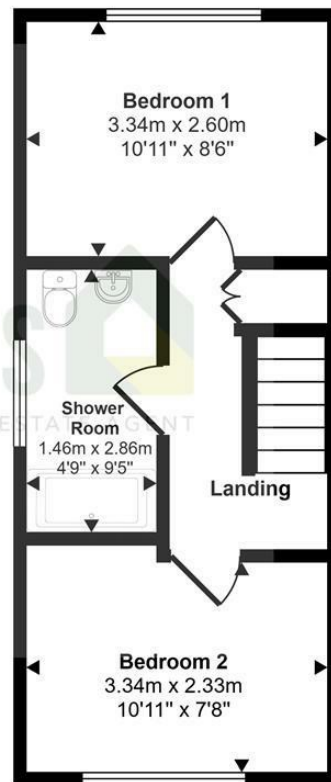
Tarmacadam driveway providing off road parking. Gated access to the rear garden. Landscaped rear garden with patio/seating areas. Artificial lawn garden. Outside tap. Access to the games room/garden room.



Approx Gross Internal Area
55 sq m / 597 sq ft

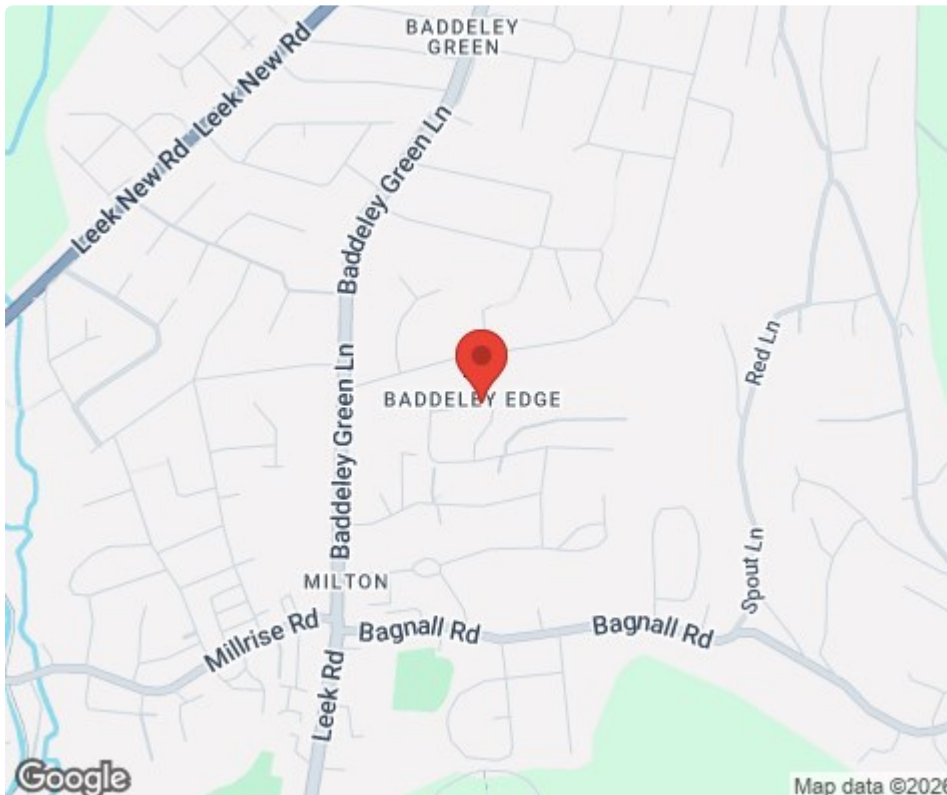


Ground Floor
Approx 28 sq m / 299 sq ft



First Floor
Approx 28 sq m / 298 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: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.