FOR SALE







Caton Crescent, Milton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Link Detached House

Offers In Excess Of £230,000

MARTIN&CO



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- **Conservatory overlooking rear garden**
- **Family bathroom with bath and shower**
- **Link detached with single garage**
- **Driveway parking to the front**



OVERVIEW For sale: a three-bedroom detached house in a residential area of Stoke-on-Trent, offering a practical layout and well-proportioned accommodation. The property is link detached and includes a single garage, providing covered parking or useful storage, with additional driveway space to the front.

The ground floor centres around an open plan lounge/diner, creating a single reception space suitable for both everyday use and more formal dining. From here, doors lead into a conservatory, adding an extra living area with direct views over the rear garden. A separate kitchen serves the ground floor, set out for day-to-day cooking.

On the first floor there are three bedrooms, together with a family bathroom fitted with both a bath and a walk-in shower, providing flexible options for different household needs.

The house is situated in the Stoke-on-Trent district, within reach of local schools, everyday shops and services, as well as green spaces across the city including Central Forest Park and Burslem Park, both accessible by car. Nearby Tunstall and Burslem offer further amenities, supermarkets and cafés.

Public transport is available via local bus routes connecting to nearby centres and into Hanley for a wider range of shopping and leisure facilities. Stoke-on-Trent railway station is typically around a 15–20 minute drive, offering regular services to Crewe, Manchester Piccadilly, Birmingham New Street and London Euston, with journey times from around 45–60 minutes to Manchester and about 90 minutes to London.

This three-bedroom detached property for sale provides a home with garage, conservatory and open plan living



space in a Stoke-on-Trent residential setting.

PORCH 8' 3" x 3' 8" (2.52m x 1.13m) Entered via a UPVC sliding door with windows to side elevations.

HALL 9' 6" x 4' 11" (2.91m x 1.51m) Stairs to first floor.

WC 6' 3" x 2' 10" (1.91m x 0.87m) Low level WC, hand wash basin, heated towel rail, window to the side elevation.

KITCHEN 10' 8" x 8' 6" (3.27m x 2.60m) Fitted with a range of wall and base units with worktop over, sink unit with drainer, bay window to the rear elevation.

LOUNGE/DINER 20' 9" x 11' 7" (6.33m x 3.54m) Bay window to the front elevation, feature fire place, uPVC sliding doors leading to the conservatory.

CONSERVATORY 10' 11" x 8' 0" (3.34m x 2.46m) UPVC frame with French patio doors and windows, radiator.

GARAGE 22' 8" x 7' 2" (6.92m x 2.20m)

BEDROOM ONE 9' 5" x 8' 3" (2.89m x 2.54m) Window to the front elevation, radiator.

BEDROOM TWO 11' 8" x 10' 9" (3.56m x 3.30m) Window to the rear elevation, radiator.

BEDROOM THREE 10' 9" x 8' 7" (3.30m x 2.64m) Window to the rear elevation, radiator.

BATHROOM 12' 0" x 5' 3" (3.67m x 1.62m) 4-piece suite, comprising; low level WC, hand wash basin with vanity unit, bath, walk in shower, heated towel rail, window to the front elevation.

EXTERNAL The property is approached via a driveway, there is a small garden to the front.

To the rear of the property there is a garden with a patio area.









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All measurements are approximate and for display purposes only

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