

Hill View Milton Stoke-On-Trent ST2 7AR



Offers In The Region Of £135,000

A great opportunity that's not to be missed! -
So be quick to make sure you're on our viewing list -
A deceptively spacious house, an ideal investment for you -
With Two bedrooms, lounge and KITCHEN too -
There's a rear garden and parking to the front -
All in a popular location, perfect if you're on a property hunt -
All this is available with NO UPWARD CHAIN -
We're ready to show you around come sun or rain!

Located on Hill View, Milton, this semi-detached house presents a wonderful opportunity for those seeking a property to personalise and make their own. With two well-proportioned bedrooms, shower room and bathrooms, this home is ideal for small families or couples looking for extra space.

Upon entering, you are greeted by the entrance hall that leads to a spacious lounge. The ground floor also features a convenient shower room, adding to the practicality of the layout. The kitchen, while in need of some updating, offers a blank canvas for you to create a culinary haven tailored to your tastes.

Venturing to the first floor, you will find two comfortable bedrooms, complemented by a family bathroom. The property benefits from central heating and double glazing, ensuring warmth and energy efficiency throughout the seasons.

Outside, the property boasts off-road parking, a valuable asset in this area, along with a rear garden that provides a private outdoor space for leisure and gardening pursuits. While the home requires general updating, it is a fantastic opportunity for those looking to invest in a property where they can truly leave their mark.

This semi-detached house in Hill View is not just a house; it is a place where you can envision your future. With its potential and prime location, it is certainly worth considering for your next home.

Entrance Hall

With stairs off to the first floor.

Lounge

22'1" x 10'5" (6.74 x 3.20)

With radiator. Access to the shower room.

Shower Room

6'8" x 4'10" (2.04 x 1.48)

Suite comprises, Triton shower unit, wash hand basin and low level WC.

Kitchen

11'3" x 7'5" (3.43 x 2.27)

One and a half bowl sink with mixer tap. Two double glazed windows. Upvc door to the side aspect. Wall mounted gas central heating boiler.

First Floor

Landing

Bedroom One

Double glazed window. Radiator.



Bedroom Two

Double glazed window. Radiator.



Bathroom

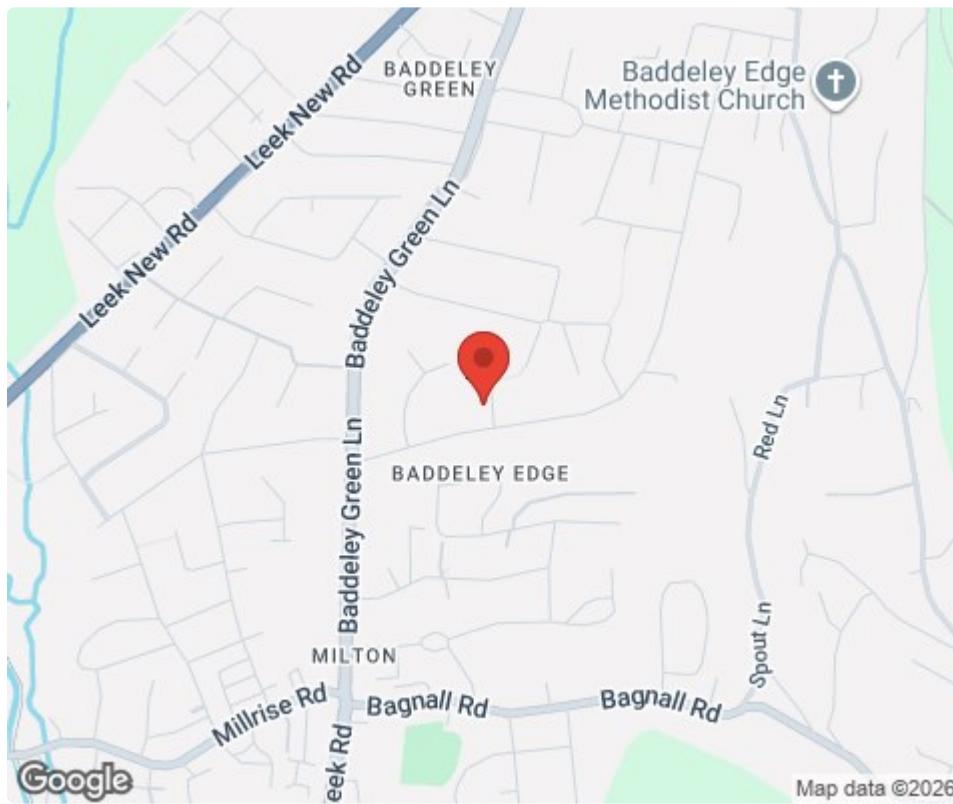
6'2" x 5'4" (1.88 x 1.65)

Suite comprises, panelled bath, pedestal wash hand basin and low level WC. Double glazed window. Tiled walls.

Externally

Low maintenance frontage and driveway providing off road parking. Rear garden.





Tenure: Freehold
Council Tax Band: B

| Energy Efficiency Rating | | |
|--|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (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.