

Kilsby Grove Milton Stoke-On-Trent ST2 7PG



Offers In The Region Of £159,950

Kilsby Grove, Milton, Stoke-On-Trent, ST2 7PG

A great starter home waiting for you -
this property has been well maintained all through -
A beautiful home in a cul de sac -
Off road parking to the front and lovely garden to the back -
With two lovely bedrooms -
and a modern first floor bathroom -
So if this sounds just the house for you -
Call DEBRA TIMMIS and arrange to view!

Nestled in the charming Kilsby Grove, Milton, this delightful property presents an excellent opportunity for first-time buyers, couples, or those seeking to downsize. The property boasts a welcoming entrance porch that leads into a spacious lounge, perfect for relaxation and entertaining. The fitted kitchen is both functional and inviting, making meal preparation a pleasure.

On the first floor, you will find two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring comfort and privacy. The home benefits from double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year.

Outside, the property features ample off-road parking, a significant advantage in this area. The enclosed rear garden offers a private outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family.

Situated within walking distance of Milton village, residents will appreciate the excellent amenities available, including shops, schools, and parks. This property is not to be missed, and we highly recommend scheduling a viewing to fully appreciate all it has to offer.

Entrance Porch

UPVC door and double glazed windows. Cloaks cupboard. Access into the lounge.

Lounge

15'6" x 10'9" (4.73 x 3.28)

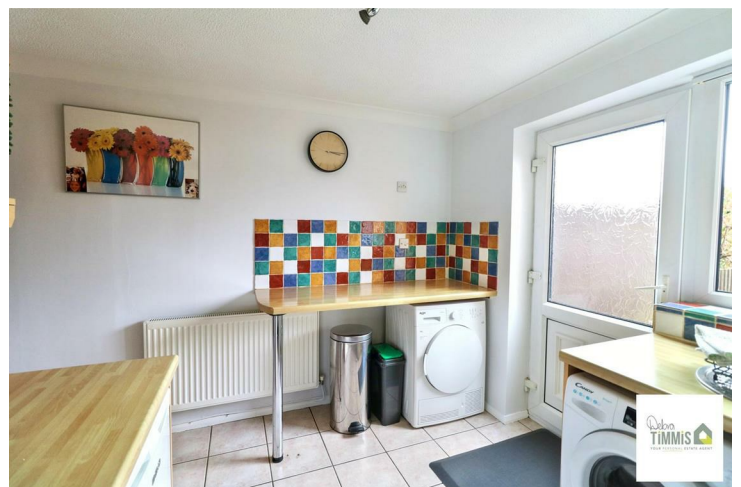
UPVC double glazed bow window to the front. Adams style feature fire surround with marble effect back and hearth housing living flame gas fire. Coved ceiling. Wooden effect laminate flooring. Radiator. Stairs off to first floor



Breakfast Kitchen

10'8" x 8'3" (3.27 x 2.54)

UPVC double glazed window to the rear. Stainless steel sink unit housing a wide range of eye and base units with work tops over. Tiled splashbacks. Gas cooker point. Plumbing for washing machine and space for fridge freezer. Breakfast bar. Tiled flooring. Radiator. UPVC door leading out into the rear garden.



First Floor

Loft access. Radiator.

Bedroom One

10'8" x 9'6" (3.27 x 2.90)

UPVC double glazed window to the front. Radiator.



Bedroom Two

10'8" x 8'4" (3.26 x 2.56)

UPVC double glazed window to the rear. Radiator. Cupboard housing boiler.

Bathroom

7'9" x 5'5" (2.37 x 1.67)

White suite comprising of low level WC Pedestal wash hand basin and panelled bath with electric shower over and folding shower screen. Tiled walls. Extractor fan. Heated towel rail. Inset ceiling spot lights.

Exterior

To the front of the property is a driveway providing off road parking. The enclosed rear garden has a paved patio area with garden laid to lawn with well stocked boarder.



Approx Gross Internal Area
57 sq m / 615 sq ft

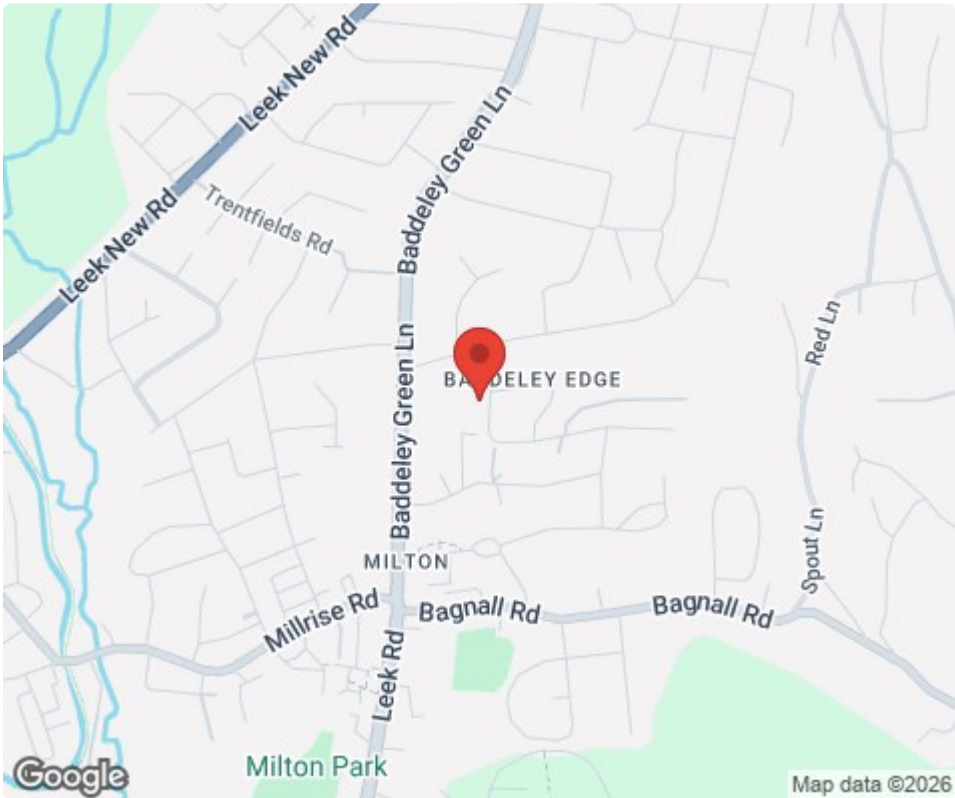


Ground Floor
Approx 30 sq m / 319 sq ft

First Floor
Approx 28 sq m / 297 sq ft

Denotes head height below 1.5m

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:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(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.