

Gayton Avenue Milton Stoke-On-Trent ST2 7BU



**Offers In The Region Of £215,000**

## Gayton Avenue, Milton, Stoke-On-Trent, ST2 7BU

Home is where the heart is and where you feel at ease -  
We're delighted to bring to the market this property that is guaranteed to please -  
Located in popular Milton it offers a great location -  
It's a perfect family home with generous accommodation -  
Offering **THREE BEDROOMS**, fitted kitchen and lounge/ diner -  
With this wonderful property there is nothing to lose and lots to gain -  
Off road parking, double garage and low maintenance gardens which you need to see -  
Call us now and arrange to view because I'm sure you will agree!

Located in the desirable area of Gayton Avenue, this well-presented detached home offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking a peaceful retreat. Upon entering, you are welcomed by a charming entrance hall that leads to a generous lounge and dining room, perfect for entertaining guests or enjoying family time. The fitted kitchen is both functional and inviting, providing ample space for culinary creations. The family bathroom is well-appointed, ensuring that all your needs are met.

The exterior of the property is equally impressive, featuring both front and rear gardens that offer a delightful outdoor space for relaxation or gardening enthusiasts. Ample off-road parking is available, along with a double garage, providing additional storage or workshop space. This much loved home is situated in a sought-after location, making it a rare find in the market. Viewing is highly recommended to fully appreciate the charm and potential of this lovely home. Whether you are looking to settle down or invest, this property is sure to meet your expectations.

### Entrance Hall

Composite door to the front aspect. Three double glazed windows. Stairs off to the first floor.

### Open-Plan Lounge/Dining Room

#### Lounge Area

14'10" x 13'4" (4.54 x 4.08)

Double glazed bow window to the front aspect. Feature fireplace housing log burner. Archway to the dining area.

#### Dining Area

9'3" x 7'0" (2.83 x 2.14)

Double glazed patio door with access into the conservatory. Radiator. Space for dining table.



### Conservatory

10'7" x 10'2" (3.23 x 3.12)

Double glazed windows and Double glazed door with access into the rear garden.

### Kitchen

9'4" x 8'10" (2.85 x 2.71)

Well presented fitted kitchen with a range of wall mounted units, worktops

incorporating drawers and cupboards below. One and a half stainless steel sink with single drainer, mixer tap. Electric hob, extractor hood and built-in oven. Integral washing machine and fridge/freezer. Double glazed window and Upvc door. Pantry/useful storage cupboard.

### First Floor

#### Landing

Double glazed window. Loft access. Radiator.

#### Bedroom One

12'11" x 9'9" (3.94 x 2.98)

Double glazed window. Radiator.



#### Bedroom Two

10'10" x 7'8" (3.32 x 2.36)

Double glazed window. Radiator. Fitted wardrobes and dressing area.



#### Bedroom Three

6'9" x 6'6" (2.07 x 2.00)

Double glazed window. Built-in cupboard with shelving.



#### Bathroom

6'5" x 5'4" (1.98 x 1.65)

Suite comprising, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Double glazed window. Radiator.

#### Externally

Low maintenance paved frontage and block paved driveway providing ample off road parking. Double gates with access to the double garage and rear garden. Well stocked rear garden.



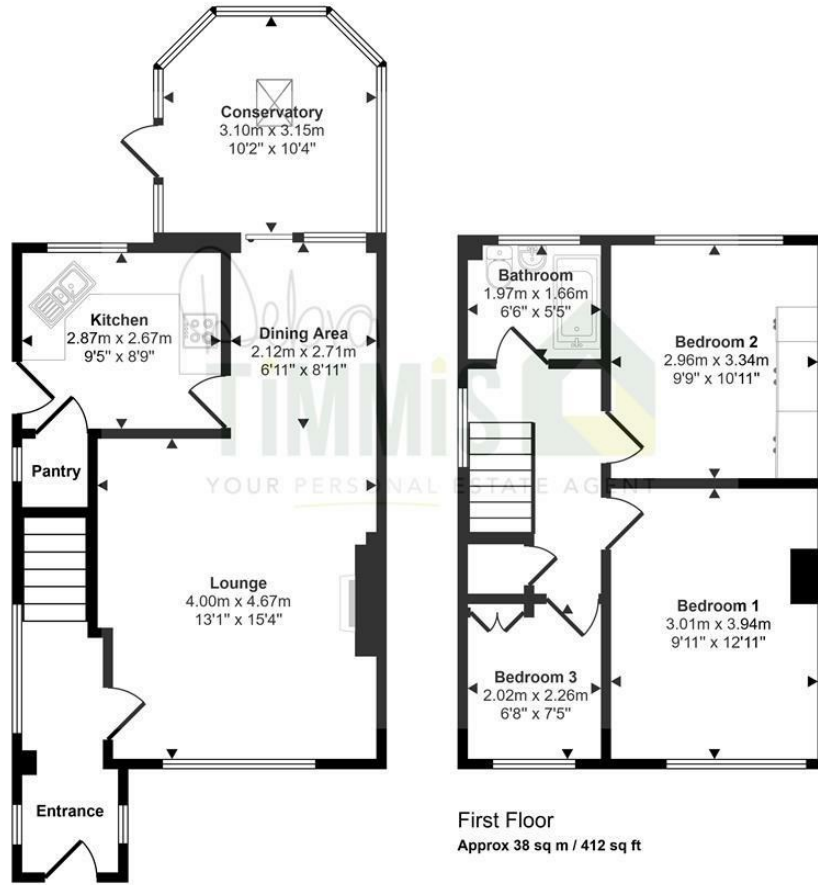
#### Double Garage

19'1" x 17'4" (5.84 x 5.29)

With power and light.

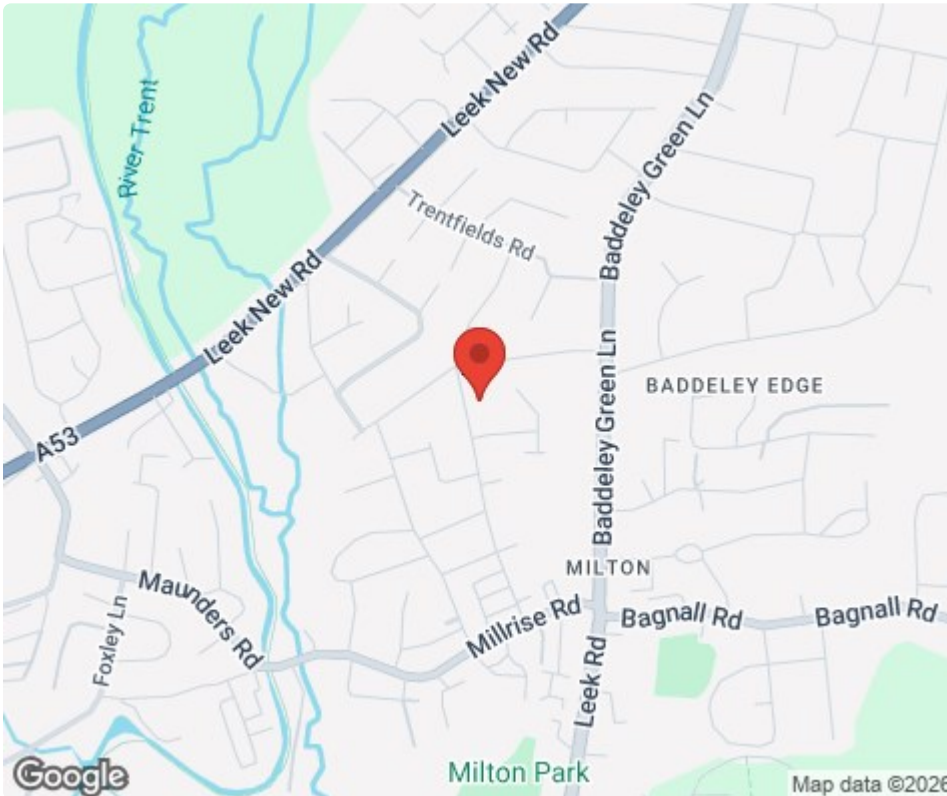


Approx Gross Internal Area  
89 sq m / 957 sq ft



Ground Floor  
Approx 51 sq m / 544 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: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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