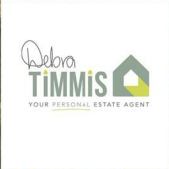


Millrise Road Milton Stoke-On-Trent ST2 7BN



Offers In The Region Of £140,000

## Millrise Road, Milton, Stoke-On-Trent, ST2 7BN

" Psst , i know a little cottage , i think will be just right  
The windows glow an amber light , from the log burner lit at night  
A village location quaint and sweet , could this be your perfect retreat  
Where time slows down and hearts can rest  
Home is the place we love best  
The exposed brick wall and beamed ceilings  
Are sure to bring out others jealous feelings  
Demand for viewings is sure to be great , so call today to arrange a date  
Call a member of our dedicated team today to book a viewing.

We are delighted to present this beautiful cottage nestled in the heart of the popular village of Milton. Comprising briefly of a traditional lounge with exposed brick feature wall , log burner and beamed ceiling. Fitted kitchen. Two double bedrooms and bathroom. Off road parking to the front complete with low maintenance rear yard. This property is perfect for a First Time Buy or Buy to Let Investment.

The village of Milton offers something for everyone , shops and cafe's and bars , local schools , doctors , places of worship and the Hardman football centre, one of Staffordshire premier venues for grassroots football including new Padel courts.

### Entrance Hallway

Upvc entrance door , wooden effect laminate flooring , wall light point , stairs off to first floor.



### Lounge

Upvc double glazed window to the front and rear , exposed brick wall with fireplace housing log burner , beamed ceiling , radiator.



### Kitchen

Upvc door leading out into the rear yard area, sink with mixer tap over housing a wide range of eye and base units with wooden works tops over , part tiled walls, built in oven with gas hob and extractor fan above, Integral fridge freezer. plumbing for washing machine., wooden effect laminate flooring.

### Landing

Landing area leading off to bedrooms and bathroom



### Master Bedroom

Upvc window to the front , cast iron ornate feature fireplace , beamed ceiling , radiator



### Bedroom Two

Upvc double glazed window to the rear. Radiator



### Bathroom

Upvc double glazed window to front, white suite comprising of low level WC , pedestal hand wash basin and bath with shower over. Tiled walls and flooring.

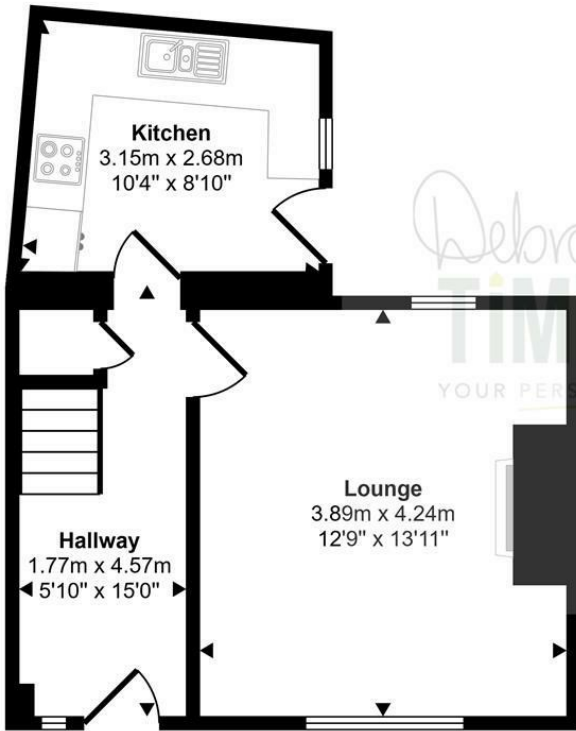


### Outside

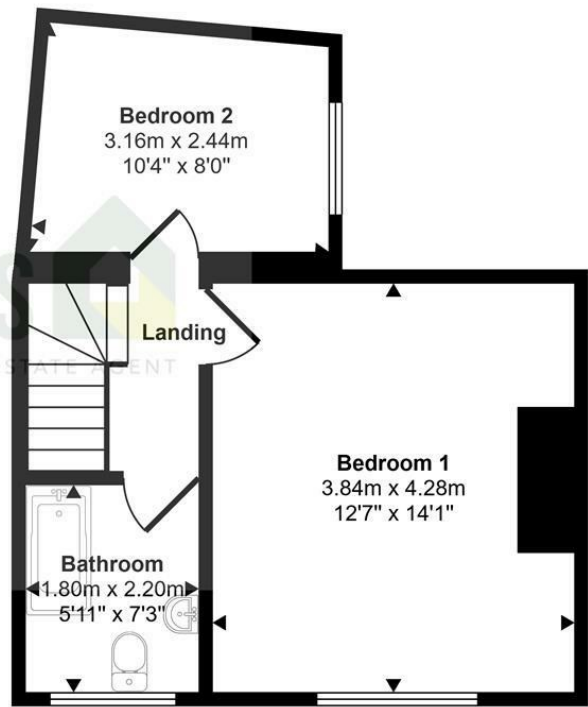
To the front of the property is a block paved driveway providing off road parking . The rear has a paved patio.



Approx Gross Internal Area  
67 sq m / 721 sq ft

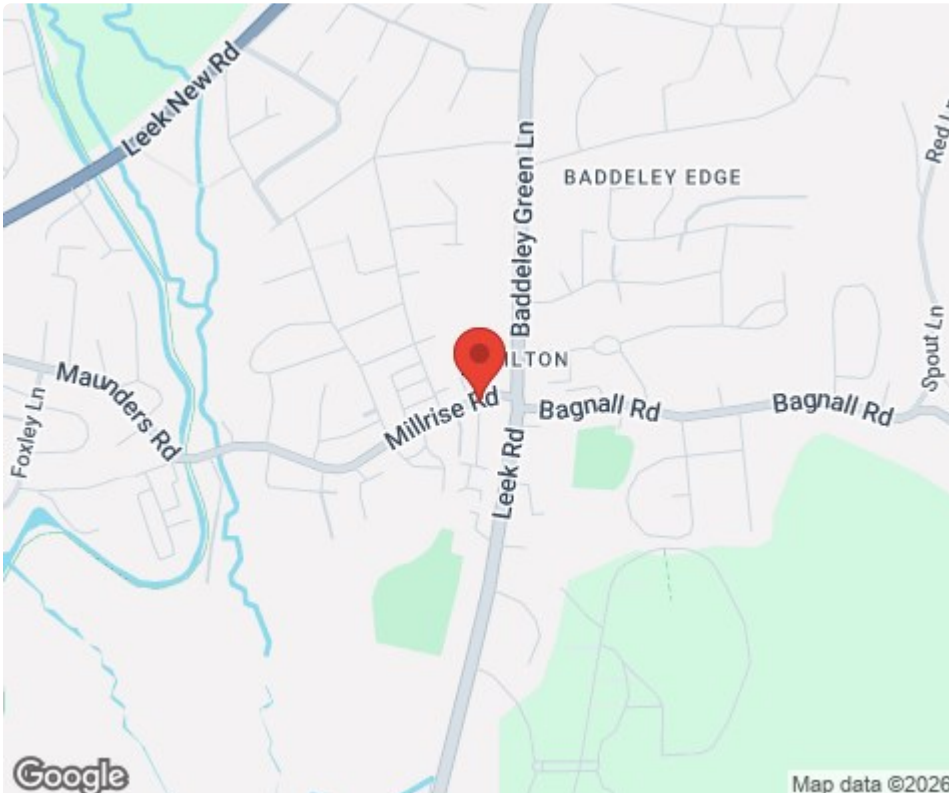


Ground Floor  
Approx 34 sq m / 365 sq ft



First Floor  
Approx 33 sq m / 357 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: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</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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