

**Edmonton Grove Milton Stoke-On-Trent ST2 7PQ**



**Offers In The Region Of £175,000**



## Edmonton Grove, Milton, Stoke-On-Trent, ST2 7PQ

If you're looking for a BUNGALOW this is an opportunity not to be missed  
So make sure you call us to be added to our mailing list  
This lovely TWO BEDROOM property has NO UPWARD CHAIN  
There's certainly lots to love and even more to gain  
With a cosy lounge and fitted kitchen  
Once you see it you'll be eager to move in  
Located in popular Milton with off road parking, garage and garden at the rear  
If this property becomes yours you'll be smiling for the rest of the year!

Nestled in the popular area of Edmonton Grove, Milton, this charming semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. The property is well presented and boasts a prime location, with easy access to local amenities and major commuter routes, making it ideal for both families and professionals alike.

Upon entering, you are welcomed into a spacious entrance hall that leads to a bright and airy lounge, perfect for relaxation and entertaining. The fitted kitchen is both functional and inviting, providing ample space for culinary pursuits. This delightful bungalow features two bedrooms, offering a peaceful retreat for rest and relaxation. The modern wet room adds a touch of luxury and convenience to daily living.

One of the standout features of this property is the conservatory, which provides a lovely space to enjoy the garden views throughout the year. The front and rear gardens are well-maintained, offering a pleasant outdoor area for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the driveway provides ample off-road parking, complemented by a single garage for extra storage or vehicle accommodation.

Situated in a quiet cul-de-sac, this bungalow benefits from a tranquil setting, making it an ideal choice for those seeking peace and privacy. With no upward chain, this property is ready for you to move in and make it your own. We highly recommend viewing this lovely home to fully appreciate its charm and potential.

### Entrance Hall

Upvc door to the side aspect. Storage cupboard. Loft access.



### Kitchen

10'2" x 7'1" (3.11 x 2.16)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl stainless steel sink with single drainer and mixer tap. Part tiled splash backs. Cupboard housing gas central heating boiler. Electric hob and built-in oven. Integral fridge/freezer. Double glazed window.

### Lounge

15'1" x 9'11" narrowing to 9'0" (4.62 x 3.04 narrowing to 2.75)

Double glazed bow window to the front aspect. Feature surround inset and hearth housing fire. Radiator.

### Bedroom One

12'3" x 9'0" (3.75 x 2.75)

Double glazed window to the rear aspect. Radiator.



### Bedroom Two

8'4" x 7'1" (2.56 x 2.17)

Double glazed window to side aspect. Door to the rear aspect with access into the conservatory.

### Conservatory

14'8" x 7'4" (4.48 x 2.24)

Double glazed windows and double glazed patio door with access into the rear garden. Radiator. Tiled floor.





### Wet Room

6'4" x 5'5" (1.95 x 1.66)

Double glazed window to the side aspect. Suite comprises, mains shower, vanity wash hand basin and low level WC. Tiled walls and tiled floor. Inset ceiling spot lights. Heated towel rail.



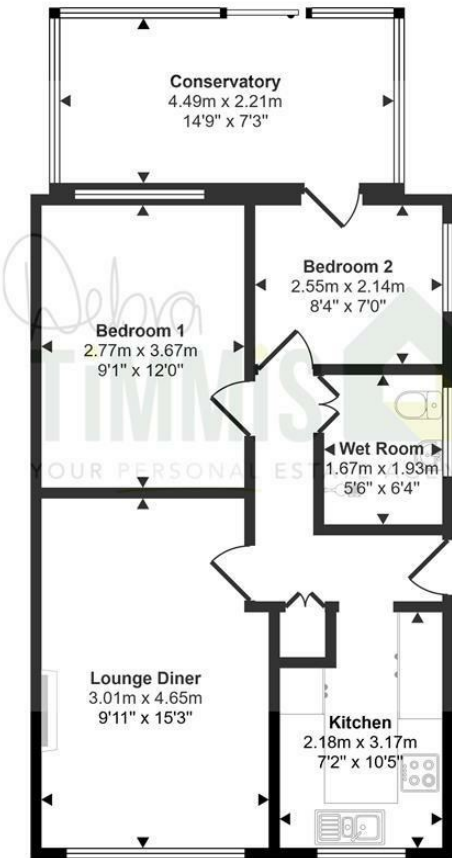
### Externally

To the front aspect there is a lawn garden. Tarmacdam driveway providing ample off road parking. Double gated with access to the single garage and rear garden. At the rear of the property there is a lawn lawn with well stocked planted borders and seating area.



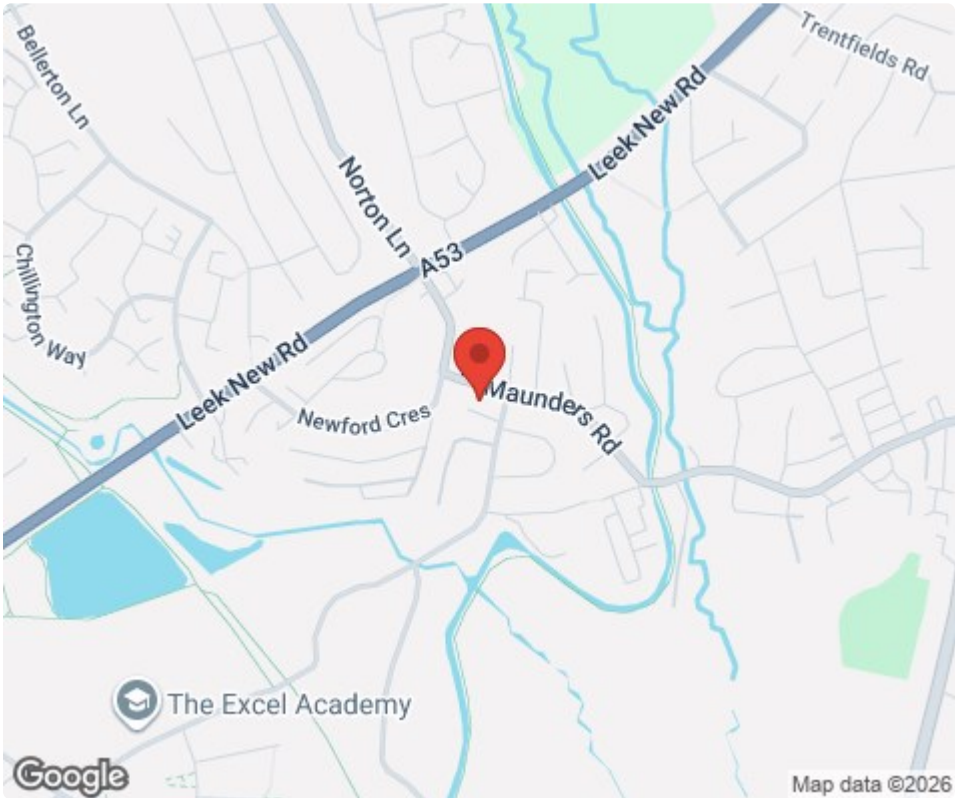


Approx Gross Internal Area  
57 sq m / 613 sq ft



Floorplan

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: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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