



## 57 Haslemere Avenue, Milton, Stoke-On-Trent, Staffordshire, ST2

Offers In Excess Of £200,000

- Two bedroom semi-detached property
- Large rear garden
- Walking distance of Milton Village
- Nestled on a substantial plot
- Contemporary bathroom
- NO CHAIN
- Driveway
- Gas central heating

# 57 Haslemere Avenue, Stoke-On-Trent ST2 7AT

Nestled in the charming area of Haslemere Avenue, Milton, Stoke-On-Trent, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts a well-proportioned layout, featuring two inviting bedrooms and a modern bathroom that has been tastefully designed to meet contemporary standards.

The heart of the home is a spacious reception room, perfect for relaxation and entertaining guests. The property is further enhanced by gas central heating, ensuring warmth and comfort throughout the seasons.

One of the standout features of this residence is the substantial plot it occupies, which includes a large rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The front of the property offers a convenient driveway, providing off-road parking for your vehicles.



Council Tax Band:



## **Ground Floor**

### **Hallway**

Composite double glazed door to the frontage, stairs to the first floor.

### **Living Room**

16'5" into bay x 11'6" max measurement

Wood double glazed bay window to the front elevation, radiator, wall mounted feature fire, understairs cupboard, UPVC double glazed window to the side aspect, shelving.

### **Kitchen**

11'6" x 7'8"

Range of fitted units to the base and eye level, stainless steel sink, chrome mixer tap, drainer, radiator, electric cooker point, space for a washing machine, fridge/freezer, tiled splash backs.

### **Vestibule**

Composite double glazed door to the side, storage room, UPVC double glazed window to the side, wall mounted gas fired central heating boiler.

## **First Floor**

### **Landing**

UPVC double glazed window to the side aspect.

### **Bedroom One**

14'10" max measurement x 10'9"

Radiator, 2x UPVC double glazed windows to the frontage.

### **Bedroom Two**

12'0" x 8'6" max measurements

UPVC double glazed window to the rear, radiator.

### **Bathroom**

8'7" x 5'11"

Panel bath, chrome shower over, tiled splash backs, low level WC, pedestal wash hand basin, radiator.

### **Externally**

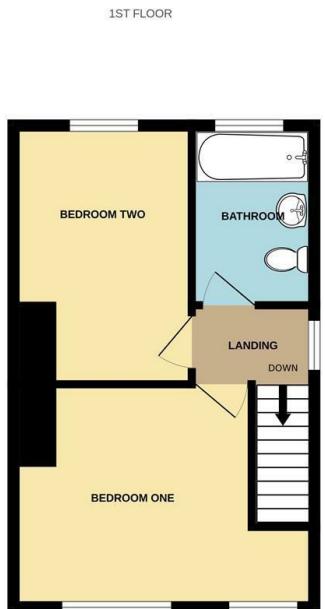
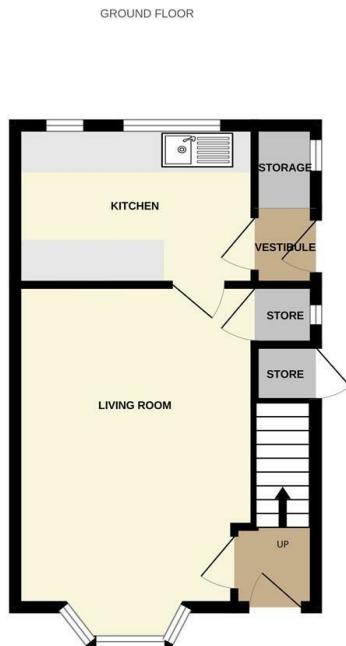
To the frontage, tarmacadam driveway, walled and hedged boundary, paved path to the side, garden store. To the rear, garden laid to lawn, outside water tap, patio area, timber shed, hedge and fenced boundaries.

## **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used for any prospective building work. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		64	
England & Wales		EU Directive 2002/91/EC	