



142 Caton Crescent Milton, Stoke-On-Trent, ST6 8XH

Define exceptional..... unusual, not typical, outstanding! If you were to look up exceptional in the dictionary I am pretty sure you would find this stunning detached bungalow on Caton Crescent next to it. Breaking the mould of your average bungalow, this spacious family home has been finished to a high standard and is now looking for a new owner to call it their own. The accommodation on offer comprises a large lounge, conservatory, modern fitted breakfast kitchen, three good sized bedrooms and family bathroom. Externally the property benefits from ample off road parking and a fully enclosed low maintenance rear garden laid with artificial lawn and a paved patio seating areas. Located in the popular area of Milton, close to local amenities, canal towpaths and commuter links. I told you it was exceptionally good, take a look for yourself.

£275,000

142 Caton Crescent

Milton, Stoke-On-Trent, ST6 8XH



- STUNNINGLY SPACIOUS DETACHED BUNGALOW
- MODERN FITTED BREAKFAST KITCHEN
- LOW MAINTENANCE & ENCLOSED REAR GARDEN
- THREE FANTASTIC SIZED BEDROOMS
- FAMILY BATHROOM
- POPULAR LOCATION
- LARGE LOUNGE & CONSERVATORY
- AMPLE OFF ROAD PARKING

Entrance Hall

3'8" x 3'6" (1.12 x 1.07)

The property has a composite door to the front aspect coupled with a double glazed window to the side. Radiator.

Lounge

20'9" x 11'1" (6.35 x 3.40)

A double glazed window overlooks the front aspect and double glazed patio doors lead into the conservatory. Feature electric fire, television point and radiator.

Breakfast Kitchen

16'3" x 7'9" (4.97 x 2.37)

A double glazed window overlooks the front and side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and hob with cooker hood above. Space and plumbing for washing machine and fridge/freezer. Wall mounted central heating boiler. Breakfast bar and ceiling spotlights. Radiator.

Conservatory

13'8" x 9'3" (4.17 x 2.83)

A UPVC conservatory with a double glazed window to the side and rear aspect coupled with double glazed patio doors leading out to the rear garden. All the windows have fitted blinds to the framework. Space for table and chairs storage cupboard housing tumble dryer. Television point and radiator.

Hallway

4'11" x 3'0" (1.52 x 0.92)

Loft access hatch.

Bedroom One

11'0" x 10'7" (3.37 x 3.25)

A double glazed window overlooks the front aspect. Fitted wardrobes with sliding doors. Television point and radiator.

Bedroom Three

8'11" x 7'5" (2.73 x 2.27)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bathroom

7'2" x 5'1" (2.19 x 1.55)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and

wash hand basin. Fully tiled walls and extractor fan. Radiator.

Hall

7'9" x 3'2" (2.37 x 0.99)

Giving access to the breakfast kitchen and bedroom two. Radiator.

Bedroom Two

13'10" x 7'9" (4.23 x 2.38)

A double glazed window overlooks the rear aspect. Fitted wardrobes with sliding mirrored doors. Television point and radiator.

EXTERIOR

To the front the property has a block paved driveway with raised sleeper planters and access to the rear garden. To the rear the garden is fully enclosed with panelled fencing and side access gate. There is two block paved seating areas and an artificial lawn. One side of the garden is framed with raised planter beds.



Floor Plan

GROUND FLOOR



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 be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	