12 Shakespeare Close

Milton, Stoke-On-Trent, ST2 7QG

In the great words of William SHAKESPEARE, 'To be or not to be, that is the question?' And the answer to that famous question, is this delightful DETACHED property located on SHAKESPEARE Close, is to be your next new home! The accommodation comprises of, a lounge leading into a conservatory, kitchen and cloakroom to the ground floor. To the first floor you will find three good sized bedrooms and a family bathroom. Externally, the property benefits from off road parking, and a full enclosed rear garden. Positioned in an attractive cul-de-sac, located in the popular area of Milton, near to local amenities and canal towpaths. All your questions are answered, call today to book a viewing!

£199,000

12 Shakespeare Close
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- IMMACULATE DETACHED PROPERTY
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- FREEHOLD

- FITTED KITCHEN
- FAMILY BATHROOM
- CUL DE SAC POSITION

- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES

GROUND FLOOR

Entrance Hall
10'11" x 2'11" (3.35 x 0.89)
Composite door to the front aspect. Laminate flooring, radiator and stairs to the first floor.

Cloakroom
5'10" x 2'10" (1.80 x 0.88)
A double glazed window looks out to the front aspect. Fitted with a low level W.C, wash hand basin and radiator. Tiled flooring.

Lounge
13'6" x 12'8" (4.12 x 3.88)
Double glazed sliding patio doors lead into the conservatory. Ceiling spotlights, radiator and door to the under-stair storage cupboard,

Kitchen
10'4" x 6'1" (3.16 x 1.86)
A double glazed window looks out to the front 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 appliances include, electric oven, with a gas

hob and cooker hood above. Space for a fridge/freezer and plumbing for a washing machine. Radiator and tiled flooring. Cupboard housing central heating boiler.

Conservatory
8'0" x 7'7" (2.45 x 2.32)
UPVC construction, windows overlook the the rear and sides. UPVC door opens to the side aspect.

FIRST FLOOR

First Floor Landing
6'8" x 6'3" (2.04 x 1.93)
Stairs from the ground floor. Double glazed window to the side aspect. Loft access hatch,

Bedroom One
12'8" x 8'8" (3.88 x 2.66)
Two double glazed windows to the front aspect. Radiator.

Bedroom Two
8'7" x 6'2" (2.62 x 1.90)
A double glazed window to the rear aspect. Radiator.

Bedroom Three
8'8" x 8'7" (2.65 x 2.62)
A double glazed window overlooks the rear aspect. Radiator.

Bathroom
5'11" x 5'6" (1.81 x 1.68)
A double glazed window overlooks the side aspect. Fitted suite comprising of bath with shower overhead, Low level WC, wash hand basin and towel radiator. Tiled flooring and partly tiled walls.
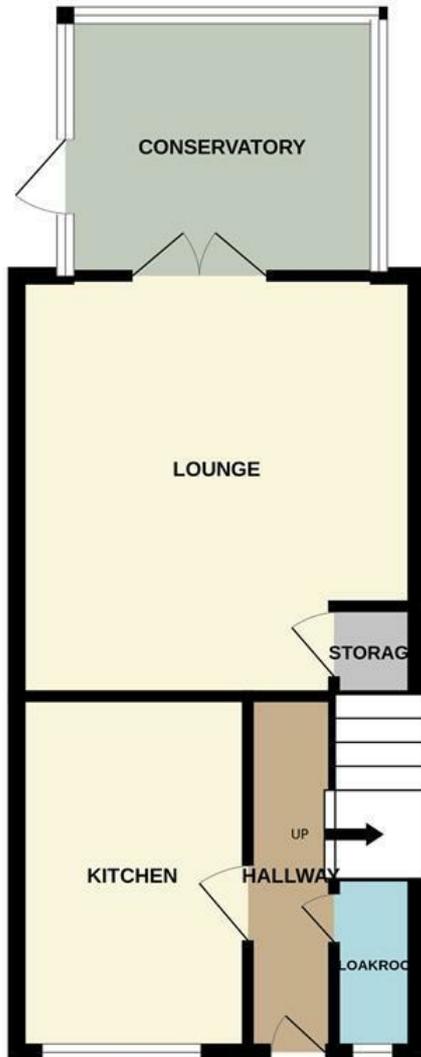
EXTERIOR
The front of the property is laid to lawn, with a tarmacadam driveway. Double gates lead to the rear garden. To the rear, the garden is fully enclosed, laid to lawn and a paved patio area,.
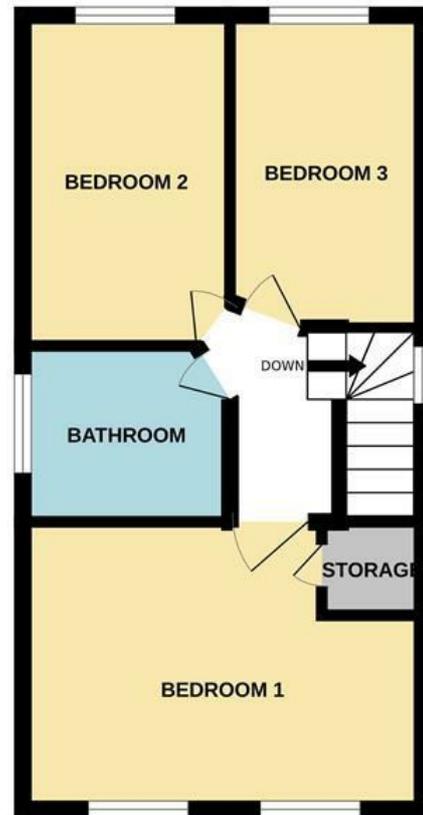
Floor Plan

GROUND FLOOR

1ST FLOOR

CONSERVATORY

LOUNGE

STORAG

KITCHEN

HALLWAY

UP

LOAKROO

BEDROOM 2

BEDROOM 3

DOWN

BATHROOM

STORAGE

BEDROOM 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		86
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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