

## Highton Street Milton Stoke-On-Trent ST2 7BA



**Offers In Excess Of £130,000**

## Highton Street, Milton, Stoke-On-Trent, ST2 7BA

Have you been searching for your next new home? -  
With TWO BEDROOMS and a REAR YARD you can roam -  
In WALKING DISTANCE to the local school and shops -

There's not far to go for the main bus stops -  
A MID TERRACE with bathroom to the 1st floor -  
TWO RECEPTION ROOMS, need I say more? -

If you think you like it but want to make sure -  
Ring DEBRA TIMMIS ESTATE AGENTS and we'll give you a tour!

Nestled in the charming cul-de-sac of Highton Street, this mid terrace property presents a wonderful opportunity for those seeking to create their ideal home. With two inviting reception rooms, this property offers ample space for relaxation and entertaining. The sitting room and lounge provide a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in.

The fitted kitchen is functional and ready for your personal touch, making it an ideal space for culinary enthusiasts. A separate WC on the ground floor adds convenience for guests and daily living. Ascending to the first floor, you will find two bedrooms, each offering a peaceful retreat, along with a bathroom that completes the upper level.

The property benefits from double glazing and central heating, ensuring comfort throughout the seasons. Outside, the forecourt at the front and a rear yard with a seating area provide delightful spaces for outdoor enjoyment, whether it be for morning coffee or evening relaxation.

Situated close to local amenities, this home is perfectly positioned for easy access to shops and services, enhancing your everyday convenience. With no upward chain, this property is ready for you to move in and make it your own. We highly recommend viewing this charming home to fully appreciate its potential and the lifestyle it offers.

### Sitting Room

11'10" into alcove x 10'5" (3.62 into alcove x 3.18)

Double glazed window to the front aspect. Tiled feature fire place. Radiator.



### Lounge

12'0" x 11'10" into alcove (3.68 x 3.61 into alcove)

Double glazed window to the rear aspect. Feature surround inset and hearth housing electric fire. Wood effect laminate flooring. Useful storage cupboard. Stairs off to the first floor.



### Kitchen

10'10" x 6'0" (3.31 x 1.84)

Fitted with a range of wall mounted units, worktops incorporating drawers and cupboards below. Electric hob and built-in oven. Extractor hood. One and a half bowl ceramic sink, mixer tap. Part tiled splash backs. Space for washing machine. Wall mounted gas central heating boiler. Double glazed window and Upvc door to the side aspect. Panel radiator.

### Separate WC

4'10" x 3'6" (1.48 x 1.09)

Double glazed window to the side aspect. Low level WC and vanity wash hand basin.

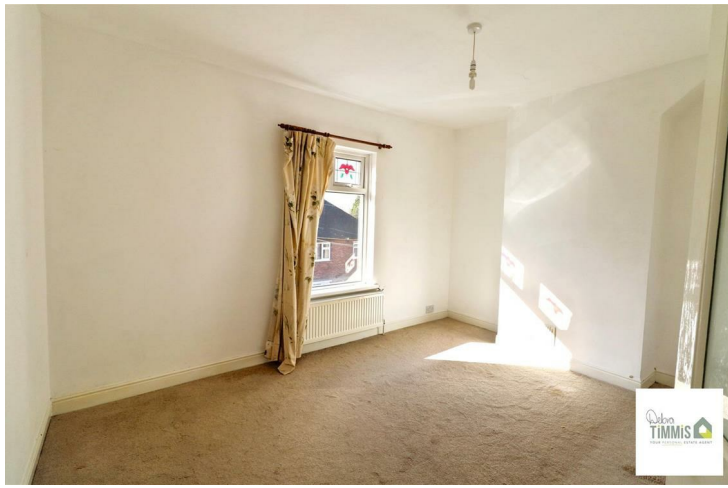


### First Floor

#### Bedroom One

13'6" into alcove x 10'4" (4.13 into alcove x 3.16)

Double glazed window to the front aspect. Radiator.



### Bedroom Two

12'0" x 7'2" max (3.66 x 2.20 max)

Double glazed window to the rear aspect. Radiator. Useful storage cupboard.

### Bathroom

8'7" x 6'0" (2.64 x 1.84)

Well presented suite comprises, panelled bath, shower cubicle with mains shower, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window to the rear aspect.



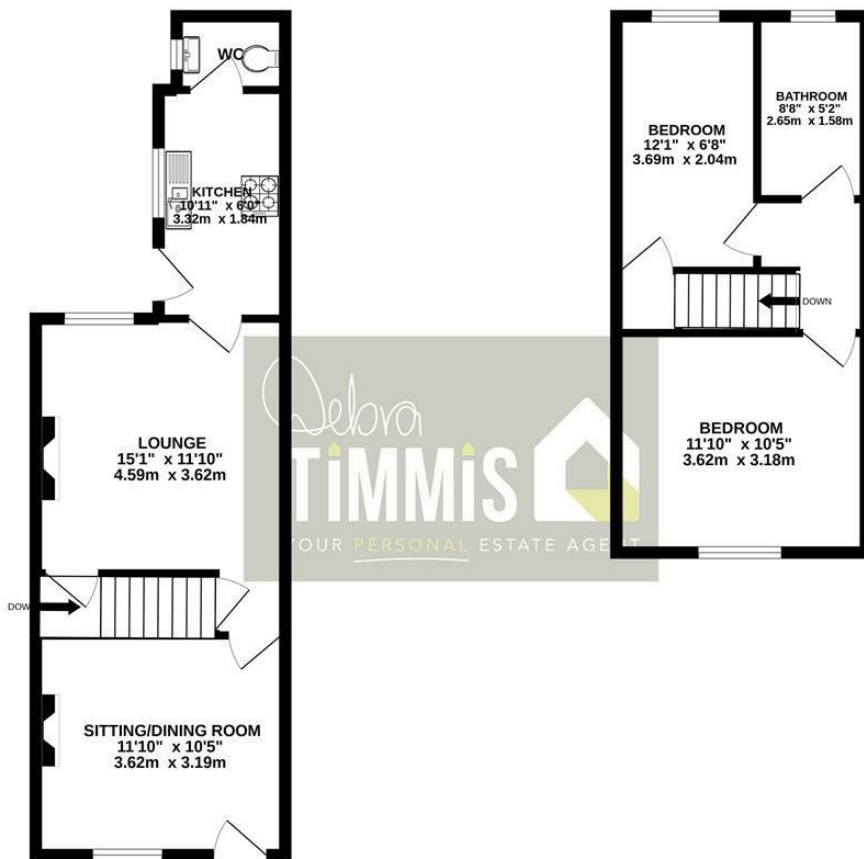
### Externally

Enclosed rear yard with pedestrian access.



GROUND FLOOR

FIRST 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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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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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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