



93 Caton Crescent

Milton, Stoke-On-Trent, ST6 8XH

It's not how big the house, but how happy the home is, as they do say a home is the comfiest place to be. Well it's time to put your feet up and get settled as this cosy and snug detached bungalow offers comfort and style throughout. Recently refurbished to a beautiful standard this home is sold with no upward chain and offers a warm and intimate lounge with modern fitted kitchen/breakfast area, two comfortable bedrooms the master being kitted out with fitted wardrobes and a contemporary wet room. Externally the property benefits from off road parking and a detached garage. The private and compact low maintenance rear garden offers you some outdoor space without the hassle. Located in the popular area of Milton with excellent commuter links and nearby amenities. Nurture the space, one cosy corner at a time and book your viewing today.

£220,000

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- STUNNING REFURBISHED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- PRIVATE DRIVEWAY FOR PARKING
- SOLD WITH NO UPWARD CHAIN
- NEWLY FITTED MODERN KITCHEN
- NEWLY FITTED MODERN WETROOM
- DETACHED GARAGE
- LARGE LOUNGE WITH BAY WINDOW
- LOW MAINTENANCE REAR GARDEN
- POPULAR LOCATION

GROUND FLOOR

Kitchen

16'8" x 12'7" (5.09 x 3.84)

A UPVC door opens to the side aspect. Three double glazed windows, one to the side and two to the front aspect. Fitted with a range of wall and base storage units, including larder cupboard and coordinating surface areas, with partly tiled walls and ceramic sink with drainer. Electric oven with gas hob and extractor fan above. Space for a fridge/freezer and plumbing for a washing machine. Wall mounted boiler, radiator and space for a table and chairs.

Lounge

16'8" x 12'7" (5.09 x 3.84)

A double glazed bay window looks out to the front aspect. Electric fireplace and radiator.

Hallway

5'9" x 4'4" (1.77 x 1.34)

Airing cupboard housing hot water tank and loft access hatch.

Bedroom One

11'5" x 11'3" (3.49 x 3.45)

A double glazed window, with security bars looks out to the rear aspect. Fitted wardrobes and radiator.

Bedroom Two

10'0" x 8'3" (3.07 x 2.52)

A double glazed window, with security bars looks out to the rear aspect. Radiator.

Wet Room

7'9" x 5'3" (2.38 x 1.62)

A double glazed window looks out to the side aspect. Fitted suite with Low Level WC, wash hand basin with vanity unit and walk-in shower. Fully tiled walls and radiator.

EXTERIOR

To the front of the property there is a paved driveway with double gates leading to a detached garage. Laid to lawn, mature shrubs, electric car charging point and outside tap. The rear garden has a paved patio area, laid to lawn and a mature hedge border.

The roof of the bungalow is fitted with solar panels.

GARAGE

15'8" x 7'10" (4.80 x 2.41)

Up and over door to the front.



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				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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	