



45 Dunsford Avenue

Milton, Stoke-On-Trent, ST2 7PJ

Good times, these are the good times, Leave your cares behind. These are the good times! Let the good times flow as I have found the perfect house ready for the taking! This immaculate semi detached property in the extremely desirable area of Milton is sitting pretty and ready for a new owner. The accommodation comprises a spacious lounge, modern fitted kitchen/diner, conservatory, three bedrooms and family bathroom. Externally the property benefits from ample off road parking, detached garage and a fully enclosed low maintenance rear garden. Located in the village of Milton, close to local amenities, excellent schooling and canal towpaths a short distance away. You will one hundred percent be leaving your cares behind! Good times are coming! Make sure they're yours! Call today to book a viewing.

Offers in the region of £174,950

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- IMMACULATE SEMI DETACHED
- CONSERVATORY
- OFF ROAD PARKING & GARAGE
- EARLY VIEWING A MUST
- SPACIOUS LOUNGE
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- KITCHEN/DINER
- FAMILY BATHROOM
- SOUGHT AFTER LOCATION

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Radiator.

Lounge

15'5" x 14'6" (4.72 x 4.44)

A double glazed window overlooks the front aspect. Fireplace housing electric fire. Stairs leading to the first floor. Television point and radiator.

Kitchen/Diner

14'5" x 8'11" (4.41 x 2.72)

A double glazed window overlooks the rear aspect coupled with double glazed sliding doors leading into the conservatory. Fitted with a range of wall and base storage units with inset stainless sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include electric cooker, gas hob with cooker hood above, fridge and freezer. Freestanding dishwasher and washing machine/tumble dryer. Wall mounted central heating boiler. Radiator. Space for table and chairs.

Conservatory

11'6" x 7'8" (3.52 x 2.34)

A UPVC conservatory with a double glazed window to the side and rear aspect. Coupled with sliding doors to the rear and access door to the side. Tiled flooring and radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch and radiator.

Bedroom One

13'11" x 8'2" (4.25 x 2.50)

A double glazed window overlooks the front aspect. Fitted with wardrobes and storage cupboards up and over the bed. Television point and radiator.

Bedroom Two

10'3" x 7'11" (3.13 x 2.43)

A double glazed window overlooks the rear aspect. Fitted wardrobes. Radiator.

Bedroom Three

10'1" x 6'0" (3.08 x 1.85)

A double glazed window overlooks the front aspect. Airing cupboard. Radiator.

Bathroom

6'0" x 6'0" (1.85 x 1.85)

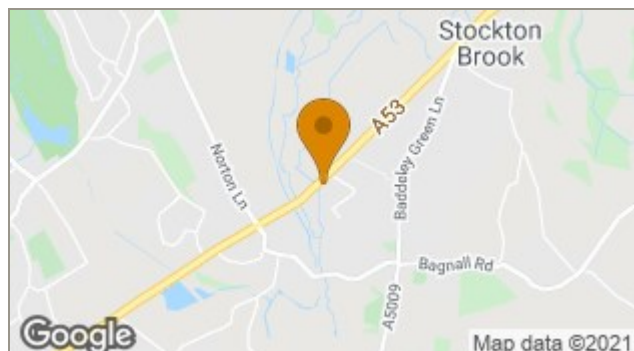
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and radiator. Extractor fan.

EXTERIOR

To the front the property is lawned with a paved driveway leading down the side of the property with double gates. To the rear the property has a paved patio area and slated area with mature shrubs and trees. Fully enclosed by panelled fencing.

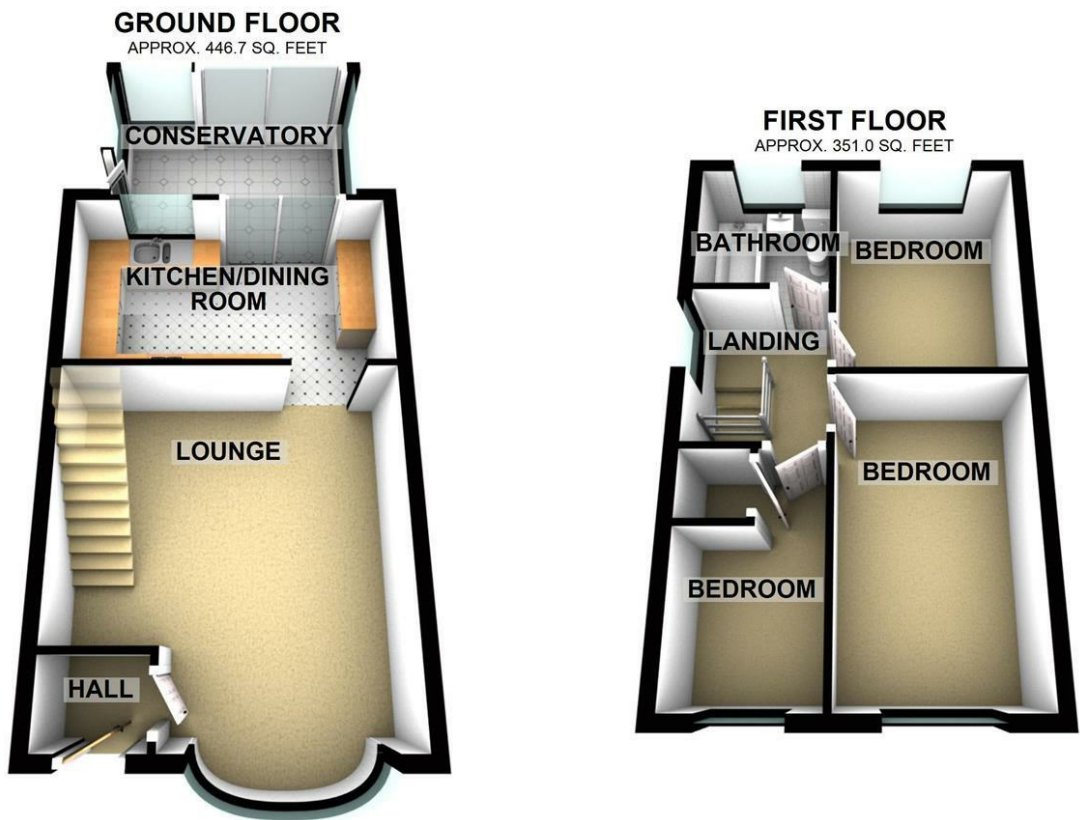
Garage

Up and over door with window to the side. Power and lighting. Storage shed to the rear of the garage with access door to the side.





Floor Plan



TOTAL AREA: APPROX. 797.6 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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