



91 Bagnall Road Milton, Stoke-On-Trent, ST2 7AY

I've never seen a house quite like you! Doing all you can, making my dreams come true. You're beautiful and you're smart, you've taken my heart, and I'll give you the rest of me too! You're the perfect house for me, I love you, I do! Fall head over heels for this stunning semi detached property on Bagnall Road! With spacious accommodation throughout and the most sizeable rear garden plot it is surely going to be love at first sight. The accommodation comprises lounge, dining room, conservatory, modern fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from ample off road parking to the front and a huge rear garden laid mainly to lawn with inset flower beds and decked seating area. Located in the popular village of Milton within close proximity to local amenities and excellent schooling. I know you're the best, you passed every test. It's almost too good to be true, you're the perfect house for me, I love you, I do!!!

Offers in the region of £229,950

91 Bagnall Road

Milton, Stoke-On-Trent, ST2 7AY



- STUNNING SEMI DETACHED HOME
- MODERN FITTED KITCHEN
- HUGE REAR GARDEN
- STUNNING FEATURES
- LOUNGE/ DINER AND CONSERVATORY
- THREE BEDROOMS
- OFF ROAD PARKING
- CLOAKROOM
- FAMILY BATHROOM
- SOUGHT AFTER LOCATION

GROUND FLOOR

Entrance Hall

14'9" x 6'11" (4.51 x 2.12)

A double glazed door to the front aspect and single glazed windows to the front aspect. Stairs to the first floor and radiator. Door leading to under stair storage cupboard.

Lounge

13'11" x 11'11" (4.26 x 3.64)

A single glazed bay window to the front aspect. Multi fuel burner and radiator. Television point.

Kitchen

11'9" x 6'10" (3.60 x 2.09)

A double glazed window to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Coordinating work surfaces and partly tiled walls. Integrated appliances include gas hob and electric oven with cooker hood above. Plumbing for a washing machine and a dishwasher, space for a fridge/freezer. Radiator.

Rear Entrance Hall

5'5" x 3'2" (1.66 x 0.99)

A double glazed door to the rear aspect and

door leading to cloak room. Tiled flooring and a small loft hatch access.

Cloakroom

4'11" x 2'10" (1.51 x 0.87)

A single glazed window to the side aspect.

Low level W.C and combi boiler. Tiled flooring

Dining Room

12'11" x 11'11" (3.94 x 3.64)

Patio doors to the rear leading into the conservatory. Open fire place and radiator. Television point.

Conservatory

13'10" x 10'7" (4.23 x 3.24)

A brick and UPVC conservatory, a double glazed patio door to the rear aspect and windows to the rear and side aspect. Radiator, wooden flooring with under floor heating.

FIRST FLOOR

Landing

9'3" x 6'11" (2.83 x 2.13)

A single glazed window to the side aspect and stairs leading from the ground floor. Loft hatch access.

Bedroom One

13'0" x 10'6" (3.97 x 3.22)

A double glazed window to the rear aspect. Fitted wardrobes and radiator.

Bedroom Two

12'1" x 11'10" (3.69 x 3.62)

A single glazed window to the front aspect and radiator.

Bedroom Three

7'4" x 7'0" (2.25 x 2.14)

A single glazed window to the front aspect. Radiator.

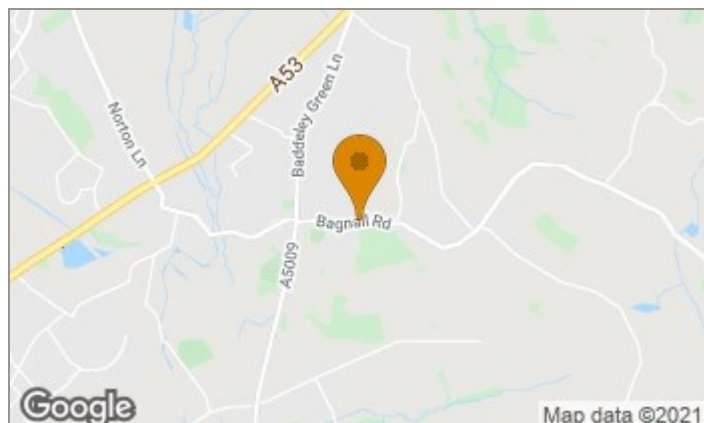
Bathroom

7'11" x 6'11" (2.43 x 2.13)

A double glazed window to the rear aspect. Fitted with a suite comprising bath with mixer tap, shower cubicle, low level W.C and wash hand basin. Heated towel rail and ceiling spotlights.

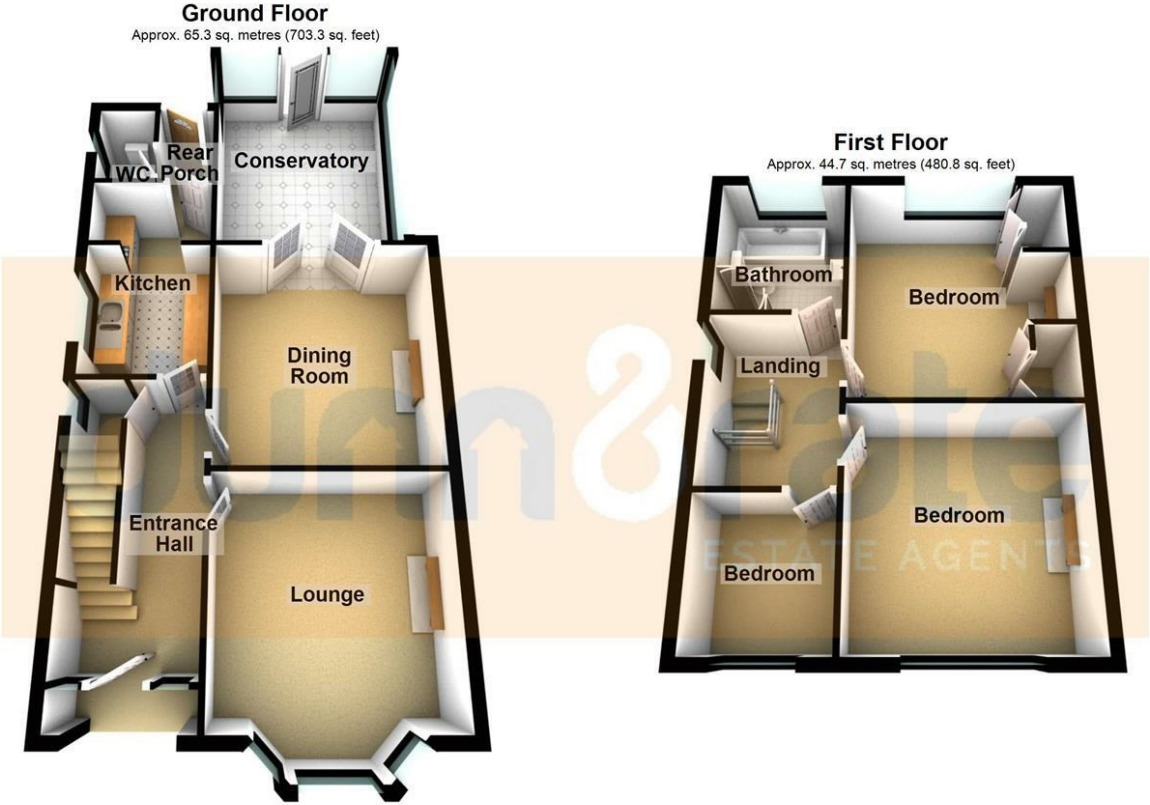
EXTERIOR

The front of the property offers off road parking and a small lawned area. The rear has a large laid to lawn area with a paved and decked area. Flower beds and mature shrubs. Fully enclosed.





Floor Plan



Total area: approx. 110.0 sq. metres (1184.1 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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	