



69 Newford Crescent Milton, Stoke-On-Trent, ST2 7EB

A Tardis is defined as 'a building or container that is larger inside than it appears to be from outside', well if you were to look up Tardis in the dictionary I am more than certain you would find Newford Crescent sitting next to it. This huge semi detached defines the words 'looks can be deceiving', you will be blown away by the accommodation on offer and the plot in which it sits in. Internally the property benefits from a large open plan kitchen into dining room, a separate lounge and sitting room make up the ground floor accommodation. To the first floor you are greeted with four fantastic sized double bedrooms and family bathroom. Finally, to the second floor there is a converted attic space. Externally the property has a driveway to the front and an integral garage and to the rear garden is split into two tiers one laid with lawn and raised patio seating area. Located in the popular area of Milton close to local amenities, schooling and canal towpaths. Never judge a book by its cover, come and take a look for yourself and book a viewing today as this one is also sold with no upward chain.

Offers in excess of £190,000

69 Newford Crescent

Milton, Stoke-On-Trent, ST2 7EB



- EXTREMELY SPACIOUS SEMI DETACHED PROPERTY
- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN, WILL NEED COSMETIC UPDATE
- HUGE KITCHEN/BREAKFAST/ DINING ROOM
- ATTIC ROOM
- GARAGE & W.C
- LOUNGE PLUS SITTING ROOM
- JACK & JILL FAMILY BATHROOM
- FULLY ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

12'8" x 6'0" (3.87 x 1.84)

A upvc access door leads from the front. Stairs lead to the first floor with under stairs storage cupboard. Radiator.

Lounge

15'1" x 12'4" (4.60 x 3.76)

A double glazed bay window overlooks the front aspect with a double glazed window to the side. Fireplace housing gas fire. Radiator.

Sitting Room

14'6" x 9'10" (4.43 x 3.02)

Double glazed patio doors lead out to the rear garden. Fireplace housing gas fire. Radiator.

Kitchen/Diner

24'1" x 15'5" (7.35 x 4.71)

A double glazed window overlooks the rear aspect coupled with a upvc access door leading out to rear and internal door providing access into the garage. 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. Space for american style fridge/freezer, washing machine and freestanding range style gas cooker. Breakfast bar

area and ample space for table and chairs. Two radiators and ceiling spotlights.

FIRST FLOOR

First Floor Landing

Loft access hatch. Two radiators.

Bedroom One

15'2" x 12'4" (4.63 x 3.77)

A double glazed window overlooks the front aspect. Wall mounted feature electric fire. Access door to staircase leading to the attic room. Radiator. Access to jack and jill bathroom.

Bedroom Two

12'2" x 10'7" (3.71 x 3.23)

A double glazed window overlooks the side aspect. Radiator.

Bedroom Three

15'3" x 9'10" (4.66 x 3.02)

Two double glazed windows overlook the rear aspect. Radiator.

Bedroom Four

10'10" x 10'7" (3.31 x 3.23)

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

Bathroom

15'6" x 12'1" (4.74 x 3.70)

A double glazed window overlooks the front aspect. Fitted with a suite

comprising bath with separate double shower unit, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Ceiling spotlights and two radiators.

Attic Room

18'11" x 17'8" (5.78 x 5.39)

Access from the main bedroom leads to the attic room.

EXTERIOR

To the front the property has a tarmacadam driveway with steps leading to the entrance door. To the rear the garden is fully enclosed with an artificial lawn and steps leading up to a raised patio seating area.

Garage

12'6" x 5'8" (3.83 x 1.73)

The garage is integral with a roller door, power and lighting and access door into the kitchen. Wall mounted central heating boiler.

W.C

Fitted with a low level W.C and wash hand basin.



Floor Plan



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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