



5 Kirkwall Grove

Milton, Stoke-On-Trent, ST2 7PH

When your hitting a brick WALL with your property search, remove the bricks one by one and use them to create a path that leads you straight to KirkWALL Grove. And there you will find this delightful semi detached property. Immaculately presented throughout this spacious property is move in ready, the accommodation comprises a lounge, kitchen, conservatory, two double bedrooms and a bathroom. Externally the property benefits from a long driveway leading to a garage and to the rear a fully enclosed Indian stone paved patio with slate borders. It's time to smash through that brick WALL and call today to book a viewing.

Offers in excess of £149,950

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- BEAUTIFUL SEMI DETACHED HOME
- CONSERVATORY
- AMPLE OFF ROAD PARKING
- SOUGHT AFTER LOCATION!!
- GOOD SIZED LOUNGE
- TWO DOUBLE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN WITH BREAKFAST BAR
- CONTEMPORARY BATHROOM
- DETACHED GARAGE WITH POWER AND LIGHT

GROUND FLOOR

Entrance Hall

11'5" x 3'9" (3.48 x 1.16)

A UPVC door to the side aspect. Door to good sized storage cupboard and radiator.

Lounge

15'9" x 10'9" (4.82 x 3.28)

A double glazed window to the front aspect. Electric fireplace and a gas point for fireplace. Radiator. Television and telephone point. Stairs to the first floor.

Kitchen

10'8" x 7'7" (3.27 x 2.32)

A double glazed window to the rear aspect and door to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and gas hob with cooker hood above. Plumbing for a washing

machine and space for a tumble dryer. Space for a fridge/freezer. Radiator.

Conservatory

9'5" x 6'1" (2.88 x 1.87)

Double glazed sliding doors to the rear aspect and door to the side aspect.

FIRST FLOOR

Landing

10'7" x 5'6" (3.25 x 1.70)

Stairs from ground floor. Door to storage cupboard and loft access, combi boiler in the loft.

Bedroom One

10'8" x 9'9" (3.26 x 2.98)

A double glazed window to the front aspect. Fitted wardrobes. Radiator and television point.

Bedroom Two

10'8" x 8'3" (3.27 x 2.52)

A double glazed window to the rear aspect. Radiator and television point.

Bathroom

8'6" x 4'10" (2.61 x 1.48)

A double glazed window to the side aspect. Fitted with a suite comprising bath with mixer tap and over head shower. Vanity wash hand basin and low level W.C. Vertical towel rail and ceiling spotlights.

EXTERIOR

There is block paved drive to the front aspect leading down to the side of the property. The rear is fully enclosed with an Indian stone patio area and slate borders.

Garage

17'1" x 8'0" (5.23 x 2.44)

There is an up and over door to the front aspect. Window to the side aspect. Power and light.

Council Tax Band

Council Tax Band B

Purchaser should seek confirmation prior to completion



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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