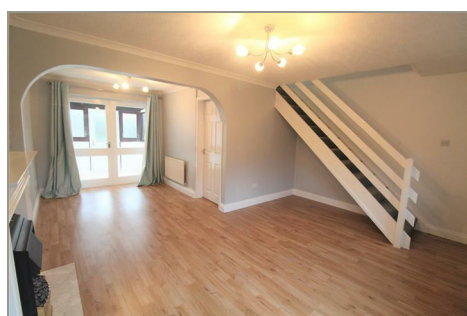




116 Newford Crescent

Milton, Stoke-On-Trent, ST2 7EQ

Birds flying high, you know how I feel, sun in the sky, you know how I feel, breeze driftin' on by, you know how I feel. It's a NEW dawn. It's a NEW day. It's a NEW life for me, ooh, and I'm feeling good! It's time for feel good NEW beginnings and it starts with this NEW home on NEWford Crescent. Located in the popular area of Milton and sold with no upward chain, this immaculate semi detached property is one for the taking. The accommodation on offer comprises a large lounge/diner, fitted kitchen, conservatory, two bedroom and contemporary bathroom suite. Externally the property benefits from front and rear gardens, off road parking and a detached garage. Situated in the village of Milton, within close proximity to local amenities, canal towpaths, schooling and commuter links to the main town centre. It's time for NEW beginnings, its time for a NEW home, its time to make NEWford Crescent yours! Call today to book a viewing.

Offers in excess of £129,950

116 Newford Crescent

Milton, Stoke-On-Trent, ST2 7EQ



- WELL PRESENTED SEMI DETACHED
- CONSERVATORY
- OFF ROAD PARKING & GARAGE
- NO UPWARD CHAIN
- LARGE LOUNGE/DINER
- TWO BEDROOMS
- LAWNED AREAS TO FRONT & REAR
- FITTED KITCHEN
- CONTEMPORARY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Lounge/Diner

20'1" x 14'9" (6.13 x 4.50)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window. Fireplace housing electric fire.

Television point and radiator. Stairs lead to the first floor and double glazed doors lead into the conservatory.

Kitchen

8'5" x 6'1" (2.59 x 1.86)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units and inset stainless steel sink unit and side drainer with coordinating work surface areas and partly tiled walls. Space and plumbing for fridge/freezer and washing machine. Wall mounted central heating boiler. Freestanding electric cooker and hob.

Conservatory

8'0" x 7'6" (2.45 x 2.29)

Double glazed windows overlook the side and rear aspect coupled with a double glazed door leading out to the rear garden. Tiled flooring and wall mounted electric heater.

FIRST FLOOR

First Floor Landing

Loft access hatch. Airing cupboard housing hot water cylinder.

Bedroom One

11'5" x 8'5" (3.48 x 2.58)

Two double glazed windows overlook the front aspect. Fitted wardrobes and radiator.

Bedroom Two

10'8" x 6'6" (3.27 x 2.00)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

7'11" x 4'9" (2.42 x 1.46)

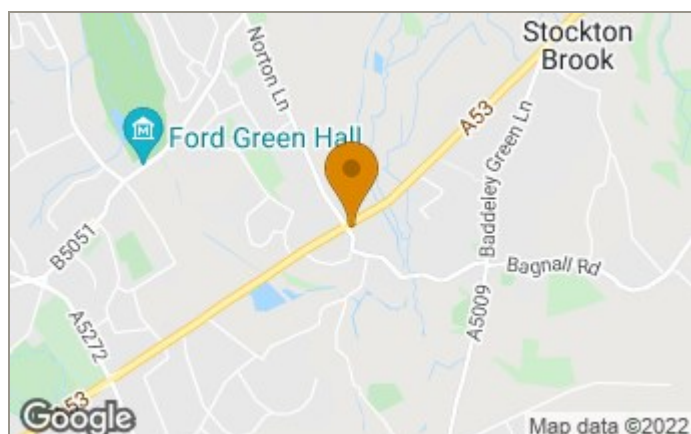
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and radiator.

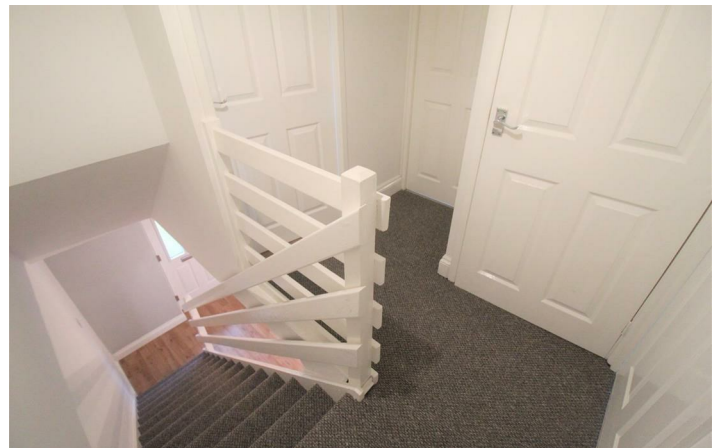
EXTERIOR

To the front the property has a paved pathway leading to the entrance with a hedge border and lawned and slated area. To the rear the garden is laid lawn with a gravelled parking area and paved pathway leading to the conservatory.

Garage

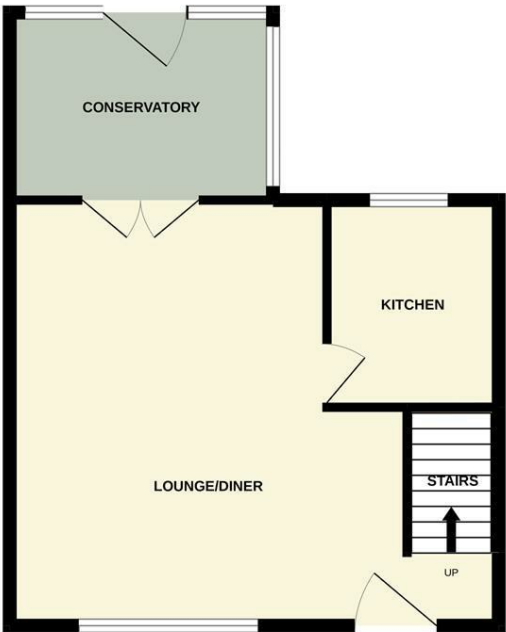
Detached garage with up and over door.





Floor Plan

GROUND FLOOR



1ST 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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