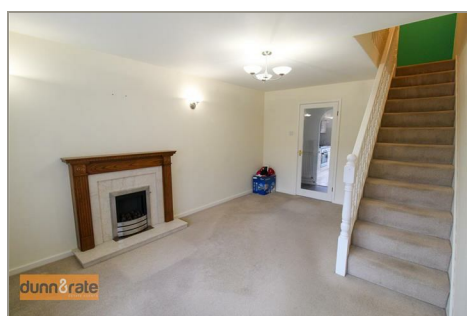




3 Kirkwall Grove

Milton, Stoke-On-Trent, ST2 7PH

Unlock the door and take a peek inside, as you will find a true delight! In the form of this spacious semi detached property on Kirkwall Grove. Beautifully situated at the start of quiet cul-de-sac in the area of Milton this well maintained property is also sold with no upward chain. The accommodation on offer comprises a large lounge, modern fitted kitchen with French doors leading out to the rear garden. To the first floor you will find two double bedrooms and a contemporary family bathroom. Externally the property benefits from off road parking and a low maintenance, fully enclosed rear garden. Perfectly positioned within walking distance to the village of Milton, with local amenities, schooling and canal towpaths with views overlooking Baddeley Edge. Let me hand you the keys and make this one your own, your new home awaits.

Offers in excess of £160,000

3 Kirkwall Grove

Milton, Stoke-On-Trent, ST2 7PH



- SPACIOUS SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- LOW MAINTANANCE REAR GARDEN
- LARGE LOUNGE
- FAMILY BATHROOM
- POPULAR LOCATION
- MODERN FITTED KITCHEN
- OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN

AGENTS NOTES

17th December

PLEASE NOTE ALL VIEIWNGS WILL NOW TAKE PLACE IN THE NEW YEAR- EMAIL YOUR AVAILABILITY TO OFFICE@DUNNANDRATE.CO.UK

GROUND FLOOR

Entrance Hall

6'2" x 3'8" (1.90 x 1.13)

A double glazed entrance door overlooks the side aspect.

Large understairs storage cupboard with power and lighting. Radiator.

Lounge

15'10" x 10'8" (4.83 x 3.26)

A double glazed bow window overlooks the front aspect. Fireplace housing gas fire. Radiator. Stairs leading to the first floor.

Kitchen

10'7" x 8'0" (3.24 x 2.45)

Double glazed doors lead out to the rear garden. 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. Integrated electric oven with gas hob and cooker hood above. Freestanding under counter fridge and space and plumbing for washing machine. Tiled flooring.

FIRST FLOOR

First Floor Landing

Loft access hatch and airing cupboard housing central heating boiler.

Bedroom One

10'8" x 8'11" (3.26 x 2.72)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

10'8" x 7'6" (3.27 x 2.29)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

8'8" x 4'10" (2.65 x 1.49)

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

EXTERIOR

To the front the property has a paved driveway with inset flower bed and gravelled area. To the rear there is low maintenance garden laid to paving with built up flower beds, all fully enclosed by panelled fencing and side double gates.



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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