



## 175 Milton Road

Sneyd Green, Stoke-On-Trent, ST1 6HS

And suddenly you know... It's time to start something new and trust the magic of new beginnings! Well why don't you start your new next chapter with this immaculate semi detached property on Milton Road. Beautifully presented throughout the accommodation comprises lounge, kitchen/diner, conservatory, two bedrooms and family bathroom. Externally the property benefits from off road parking to the front and to the rear the property is laid to lawn with a paved patio area. Located in the popular area of Sneyd Green, close to local amenities, schooling and commuter links to the main town centre. Are you ready for a new beginning??? Start it with Dunn and Rate and call today to book a viewing.

**Offers in the region of £139,950**

# 175 Milton Road

Sneyd Green, Stoke-On-Trent, ST1 6HS



- BEAUTIFUL SEMI DETACHED PROPERTY
- TWO GOOD SIZED BEDROOMS
- LARGE REAR GARDEN
- TWO RECEPTION ROOMS
- MODERN FAMILY BATHROOM
- POPULAR LOCATION
- LARGE KITCHEN/DINER
- OFF ROAD PARKING
- CLOSE TO SCHOOLS & LOCAL AMENITIES

## GROUND FLOOR

### Entrance Hall

A double glazed UPVC door to the front aspect. Radiator and stairs to the first floor.

### Lounge

13'8" x 12'3" (4.17 x 3.74)

A double glazed window to the front aspect. Electric fireplace and radiator. Television point.

### Kitchen/Diner

15'11" x 10'2" (4.86 x 3.11)

Two double glazed windows to the side aspect and double glazed patio doors to the rear aspect. Fitted with a range of wall and base storage units with inset sink and side drainer with mixer tap. Co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and

gas hob with cooker hood above. Washing machine and dishwasher. Space for a fridge/freezer. Radiator and tiled flooring. Under stair storage cupboard housing combi boiler.

### Conservatory

12'3" x 8'3" (3.74 x 2.52)

A UPVC construction conservatory with double glazed windows to the rear and side aspect, double glazed patio doors to the rear aspect. Radiator and power.

## FIRST FLOOR

### Landing

A double glazed window to the side aspect. Stairs from the ground floor.

### Bedroom One

12'11" x 12'2" (3.95 x 3.73)

A double glazed window to the front aspect. Built in wardrobes and radiator. Television point.

### Bedroom Two

12'2" x 9'3" (3.72 x 2.83)

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

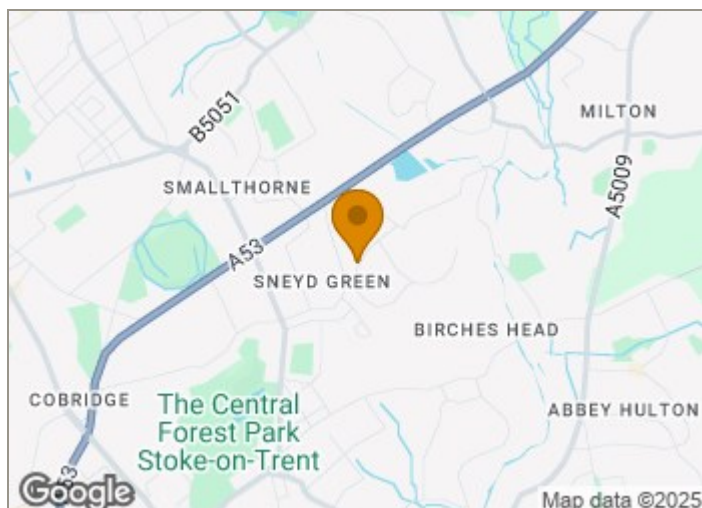
### Family Bathroom

6'10" x 6'0" (2.09 x 1.84)

A double glazed window to the rear aspect. Fitted with a suite comprising bath with mixer tap and waterfall shower over head. Wash hand basin with mixer tap and low level W.C. Fully tiled walls and radiator. Small loft hatch access.

## EXTERIOR

the front of the property offers a block paved drive providing off road parking and a gravelled area with mature shrubs for privacy. To the rear there is a lawned area with patio area. Shed and mature shrubs enclosing the garden.





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.  
Made with Metropix ©2021

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.

