



57 Braithwell Drive Milton, Stoke-On-Trent, ST2 7NT

Look for the bare necessities, the simple bare necessities. Forget about your worries and your strife... Home hunters the search is over I have found the one you have been looking for and it couldn't be any simpler than dialling our number and booking a viewing. This immaculate semi detached property is move in ready and the accommodation comprises lounge, modern fitted kitchen, open plan dining area into the conservatory, three bedrooms and contemporary family bathroom. Externally the property benefits from off road parking and a detached garage and to the rear there is a lawned rear garden and paved patio area. Located in the extremely popular area of Milton close to local amenities, canal towpaths and excellent schooling. The bare necessities of life will come to you, they'll come to you!

£174,950

57 Braithwell Drive

Milton, Stoke-On-Trent, ST2 7NT



- IMMACULATE SEMI DETACHED
- MODERN FITTED KITCHEN
- OFF ROAD PARKING
- POPULAR LOCATION
- SPACIOUS LOUNGE
- THREE BEDROOMS
- DETACHED GARAGE
- OPEN PLAN DINING ROOM/CONSERVATORY
- CONTEMPORARY BATHROOM
- LAWNED REAR GARDEN

GROUND FLOOR

Entrance Hall

A UPVC door to the front aspect and stairs leading to the first floor.

Lounge

14'4" x 11'9" (4.38 x 3.59)

A double glazed window to the front aspect. Gas fireplace and radiator. Television point and laminate flooring.

Kitchen

9'6" x 6'7" (2.90 x 2.03)

A double glazed window to the rear aspect and UPVC door to the side 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 fridge. Tiled flooring. Door to storage cupboard.

Dining Room

9'6" x 7'9" (2.90 x 2.38)

Radiator and laminate flooring. Opening to the conservatory.

Conservatory

9'7" x 8'11" (2.94 x 2.72)

A UPVC construction. Double glazed patio doors to the rear aspect and windows to the side and rear aspect. Laminate flooring.

FIRST FLOOR

Landing

6'0" x 5'11" (1.84 x 1.81)

A double glazed window to the side aspect. Stairs from the ground floor and loft hatch access. Radiator.

Bedroom One

12'9" x 8'7" (3.91 x 2.64)

A double glazed window to the rear aspect. Radiator and laminate flooring.

Bedroom Two

11'5" x 8'8" (3.50 x 2.66)

A double glazed window to the front aspect. Radiator.

Bedroom Three

9'10" x 6'0" (3.01 x 1.83)

A double glazed window to the rear aspect. Radiator.

Bathroom

7'11" x 5'8" (2.43 x 1.75)

A double glazed window to the front aspect. Fitted with a suite comprising bath with mixer tap and waterfall shower over head. Wash hand basin and low level W.C. Fully tiled walls and tiled flooring. Vertical towel rail and ceiling spotlights. Storage cupboard housing boiler.

EXTERIOR

The front of the property has a lawn and tarmac drive with ample off road parking leading down to the side of the property. The rear is lawned and paved with fencing providing an enclosed garden.

Garage

17'8" x 8'2" (5.40 x 2.51)

An up and over door to the front aspect, window to the side aspect. Light and power.



Floor Plan



TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.

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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