



106 Millrise Road

Milton, Stoke-On-Trent, ST2 7DN

Is this the real life? Is this just fantasy? Caught in a landslide, no escape from reality...Take a step through the front door of this extraordinary town house and be lost in your own fantasy. With stunning original features, open fireplaces and coupled with the individual style and sophistication from the current owners it truly is one not to be missed. Millrise Road, is a period town house located in the heart of the popular village of Milton, in close proximity to excellent local schooling, amenities and canal towpaths. The spacious accommodation on offer comprises; a huge lounge with bay window and log burning fire, country style kitchen with island and dining area, snug conservatory, utility room, four bedrooms, stylish family bathroom with freestanding bath and walk in shower. A spiral staircase leads to the second floor where there is a fully converted loft room and snug. Externally, the property benefits from a driveway to the front leading to a garage housing a hot tub. The rear garden is low maintenance and fully enclosed complete with water feature and summerhouse. Open your eyes, look up to the skies and see, little high, little low. Any way the wind blows doesn't really matter to me, to me. Make sure its blowing you towards this stunning period property, as it will not be sitting around for long. Easy come, easy go, will you let me go? Bismillah! No, we will not let you go!!!! Call today to book a viewing.

£268,500

106 Millrise Road

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- EXTREMELY SPACIOUS PERIOD TOWNHOUSE
- DINING ROOM & CONSERVATORY
- STYLISH FAMILY BATHROOM WITH FREESTANDING BATH
- DRIVEWAY & GARAGE HOUSING HOT TUB
- LARGE LOUNGE WITH BAY WINDOW & LOG BURNER
- UTILITY ROOM
- CONVERTED ATTIC ROOM AND SNUG
- COUNTRY STYLE KITCHEN WITH ISLAND
- FOUR BEDROOMS
- LOW MAINTENANCE REAR GARDEN WITH WATER FEATURE

GROUND FLOOR

Entrance Porch

6'2" x 3'8" (1.89 x 1.14)

The property has double glazed doors leading into the porch coupled with double glazed windows to the side aspect. Tiled flooring.

Entrance Hall

8'1" x 6'9" (2.47 x 2.07)

A large wooden door leads from the porch. Original minton tiled flooring. Grand staircase leading to the first floor. Radiator.

Lounge

17'7" x 14'10" (5.37 x 4.54)

A large double glazed bay window overlooks the front aspect. Wooden feature fireplace houses a log burner. Original feature picture rails and two radiators. Television point.

Kitchen

13'7" x 11'10" (4.15 x 3.63)

A double glazed window overlooks the side aspect and double glazed patio doors lead into the conservatory. Fitted with a country style kitchen with a range of wall and base storage units. Granite work surface areas and ceramic Belfast sink unit. Integrated fridge/freezer and dishwasher. Rangemaster cooker and cooker hood above. Free standing island with granite work surface and built in storage. Kick board floor heating and television point. Tiled flooring and partly tiled walls.

Dining Room

12'1" x 6'5" (3.69 x 1.96)

A double glazed window overlooks the rear aspect. Under stairs storage cupboard. Radiator and tiled flooring. Space for table and chairs.

Conservatory

9'4" x 6'11" (2.86 x 2.12)

A double glazed UPVC conservatory with windows to the side and rear aspect, coupled with patio doors leading out to the rear garden. Tiled flooring and radiator. Television point.

Rear Hall

4'0" x 3'4" (1.24 x 1.02)

A wooden access door leads out to the rear garden. Tiled flooring.

Utility Room

6'3" x 3'1" (1.91 x 0.94)

A single glazed window overlooks the side aspect. Wall mounted central heating boiler. Space and plumbing for washing machine.

FIRST FLOOR

First Floor Landing

Radiator. Spiral staircase leads to the loft room.

Bedroom One

13'7" x 11'11" (4.16 x 3.65)

A double glazed window overlooks the side and rear aspect. Original feature fireplace with exposed floorboards. Television point and radiator.

Bedroom Two

11'3" x 7'1" (3.44 x 2.16)

A double glazed window overlooks the side aspect. Television point and radiator. A glazed inset looks out onto the landing.

Bedroom Three

12'8" x 6'8" (3.88 x 2.04)

A large double glazed window overlooks the front aspect. Currently set up as a dressing room there is built in hanging rail storage along with shelving. Radiator.

Bedroom Four

7'10" x 6'9" (2.40 x 2.08)

A double glazed window overlooks the front aspect. Television point and radiator.

Bathroom

10'1" x 7'10" (3.09 x 2.39)

Two double glazed windows overlook the rear aspect. Fitted with a free standing bath, vanity hand wash basin, low level W.C and walk in shower with waterfall shower head. Fully tiled and radiator.

Loft Room

13'0" x 8'3" (3.98 x 2.54)

Two skylight windows overlook the front and rear aspect. Eaves storage and television point.

Snug - Loft Room

9'3" x 7'5" (2.84 x 2.27)

Skylight to rear.

EXTERIOR

To the front the property is block paved with a gate and a driveway to the side of the property leads to the garage. To the rear the property is fully enclosed with an Indian stone paved patio area and a raised decked seating area covered with artificial lawn and a water feature with pond. Covered summer house and garden shed. A side access door leads into the garage and a gate leads to the front of the property.

Garage

15'0" x 7'7" (4.59 x 2.33)

Up and over door to the front and wooden side access door. Fully wooden panelled throughout, television point and hot tub. Ceiling spotlights.

SECOND FLOOR



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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
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