

## 27 Haslemere Avenue Milton, Stoke-On-Trent, ST2 7AT

I just can't get you out of my head! This house is all I can think about! I just can't get you out of my head! It's more than I dare to think about!! This immaculate semi detached property in the popular village of Milton, will definitely be running around on loop in your head once you have seen it. Perfectly positioned within walking distance to local shops and bus routes this two bedroom semi detached is the ideal starter home or for the purchaser looking to downsize. The accommodation is made up of a spacious lounge, modern fitted kitchen/diner and downstairs W.C, two large double bedrooms and family bathroom. Externally the property benefits from a fully enclosed lawned rear garden, fully kitted summerhouse, a large driveway and detached garage. I told you it would get stuck in your head, now come along to view and see if yourself. Please note this property does have Level 2 Red Ash and would need to be discussed with a mortgage advisor.

**Offers in excess of £199,500**

# 27 Haslemere Avenue

Milton, Stoke-On-Trent, ST2 7AT



- IMMACULATE SEMI DETACHED PROPERTY
- MODERN FITTED BREAKFAST KITCHEN
- OFF ROAD PARKING & GARAGE
- PLEASE NOTE THIS PROPERTY HAS LEVEL 2 RED ASH
- FINISHED TO A HIGH STANDARD
- TWO LARGE DOUBLE BEDROOMS
- LANDSCAPED GARDEN PLUS SUMMERHOUSE
- LARGE LOUNGE WITH BAY WINDOW
- CONTEMPORARY BATHROOM PLUS DOWNSTAIRS CLOAKROOM
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Porch

8'7" x 2'8" (2.64 x 0.83)

The property has a double glazed entrance door to the front aspect, coupled with double glazed windows to the side and front.

### Entrance Hall

5'11" x 3'10" (1.81 x 1.17)

A double glazed entrance door leads from the porch coupled with a double glazed window to the side. Stairs lead to the first floor. Radiator.

### Lounge

15'9" x 14'4" (4.81 x 4.39)

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

### Kitchen/Diner

14'5" x 8'10" (4.40 x 2.70)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven, gas hob with cooker hood and fridge/freezer. There

is also a space and plumbing for washing machine. Ceiling spotlights and vertical height radiator. Space for table and chairs.

### Rear Hall

A double glazed access doors leads out to the side. Large understairs storage cupboard housing central heating boiler.

### Cloakroom

4'5" x 2'9" (1.35 x 0.85)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and wash hand basin with tiled splashback.

## FIRST FLOOR

### First Floor Landing

Loft access hatch.

### Bedroom One

15'10" x 10'10" (4.83 x 3.31)

Two double glazed windows overlook the front aspect. Fitted with a range of wardrobes, drawers and dressing table. Television point and radiator.

### Bedroom Two

11'7" x 10'7" (3.54 x 3.25)

A double glazed window overlooks the rear aspect. Fitted wardrobe. Radiator.

### Bathroom

7'6" x 5'3" (2.30 x 1.62)

Two double glazed windows overlook the rear and side aspect. Fitted with a suite comprising walk in double shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Partly tiled walls. ceiling spotlights and ladder style towel radiator.

## EXTERIOR

To the front the garden is paved with a tarmac driveway leading down the side of the property through double gates to the detached garage. To the rear the garden has a paved patio area with gazebo cover and a lawn framed with a sleeper bed flower borders. There is access to the summerhouse and garage.

### Summerhouse

10'9" x 9'0" (3.28 x 2.76)

Double glazed patio doors open out onto the garden. Power and lighting with ceiling spotlights and electric mounted heater.

### Garage

22'5" x 9'6" (6.84 x 2.92)

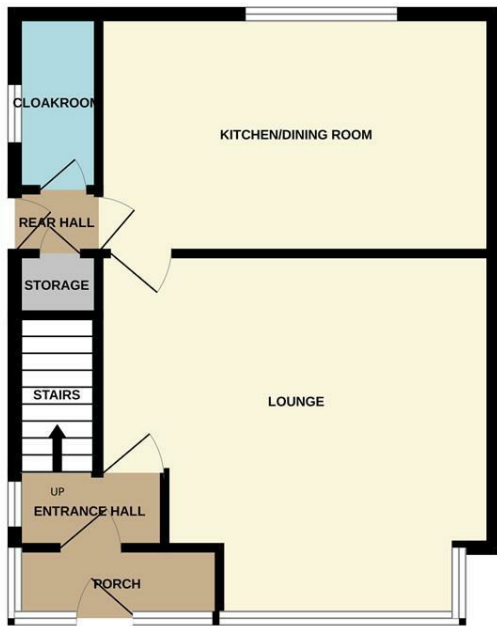
Detached garage with electric roller door. Power and lighting with access door to the side and window.



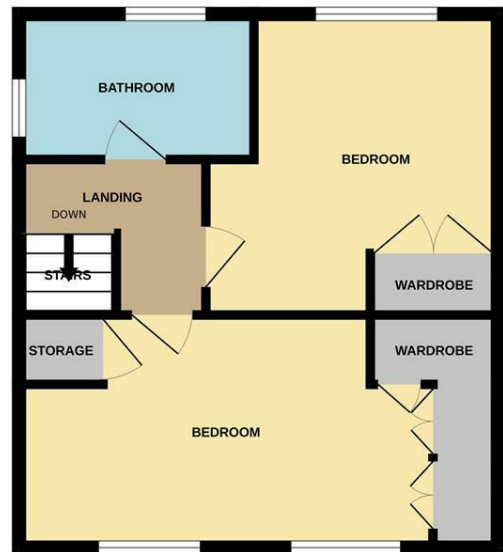


# Floor Plan

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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	