



9 Ruby Close

Milton, Stoke-On-Trent, ST6 8HS

Click the heels of them RUBY slippers and close your eyes, 'There's no place like home, there's no place like home'. And be transported to this immaculately stunning detached property on RUBY Close. This superb home located in the popular area of Milton, is an excellent family home, with spacious living accommodation comprising lounge, dining area, modern fitted kitchen, utility, four brilliant sized bedrooms, contemporary family bathroom plus ensuite. Externally the property benefits from off road parking and a garage to the front with a fully enclosed landscaped rear garden. Forget the Emerald City or even following the yellow brick road, just head on over to RUBY Close as there is definitely no place like home! Call to book your viewing today.

Offers in the region of £249,950

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- IMMACULATE DETACHED PROPERTY
- UTILITY ROOM & W.C
- OFF ROAD PARKING & GARAGE
- EARLY VIEWING A MUST
- LOUNGE & DINING AREA
- FOUR GOOD SIZED BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN
- FAMILY BATHROOM & ENSUITE
- LEASEHOLD PROPERTY

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor. Radiator.

Lounge

14'6" x 12'4" (4.44 x 3.76)

A double glazed window overlooks the front aspect.

Fireplace housing electric fire Television point. Radiator.

Dining Room

11'3" x 7'11" (3.43 x 2.43)

Double glazed patio doors lead out onto the rear garden. Radiator.

Kitchen

11'1" x 10'8" (3.39 x 3.26)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and gas hob with cooker hood above. Space for fridge/freezer and integrated dishwasher. Understairs storage cupboard. Radiator.

Utility Room

7'3" x 5'1" (2.22 x 1.57)

A double glazed window overlooks the side coupled with an access door to the rear. Wall storage units and space and plumbing for washing machine and tumble dryer. Radiator.

Cloakroom

5'2" x 3'8" (1.58 x 1.12)

A double glazed window overlooks the side aspect. Low level W.C and wash hand basin. Radiator.

First Floor Landing

Loft access hatch. Storage cupboard.

Bedroom One

10'9" x 9'4" (3.30 x 2.87)

A double glazed window overlooks the front aspect.

Radiator.

En-Suite

6'10" x 4'5" (2.10 x 1.37)

A double glazed window overlooks the side aspect. Fitted with a suite comprising double shower unit with waterfall shower head, vanity hand wash basin and low level W.C.

Partly tiled walls, extractor fan and shaver point. Radiator.

Bedroom Two

10'9" x 10'0" (3.29 x 3.06)

A double glazed window overlooks the rear aspect. Built in wardrobes, storage housing hot water tank. Radiator.

Bedroom Three

11'6" x 8'9" (3.52 x 2.67)

A double glazed window overlooks the front aspect. Built in wardrobe. Radiator.

Bedroom Four

11'5" x 9'2" (3.50 x 2.81)

A double glazed window overlooks the rear aspect.

Television point. Radiator.

Bathroom

7'5" x 6'0" (2.27 x 1.85)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath, vanity hand wash basin and low level W.C. Partly tiled walls, extractor fan and shaver point. Radiator.

EXTERIOR

To the front there is a tarmacadam driveway leading to

the integral garage. To the rear the property is laid to lawn with a paved patio area, enclosed by panelled fencing.

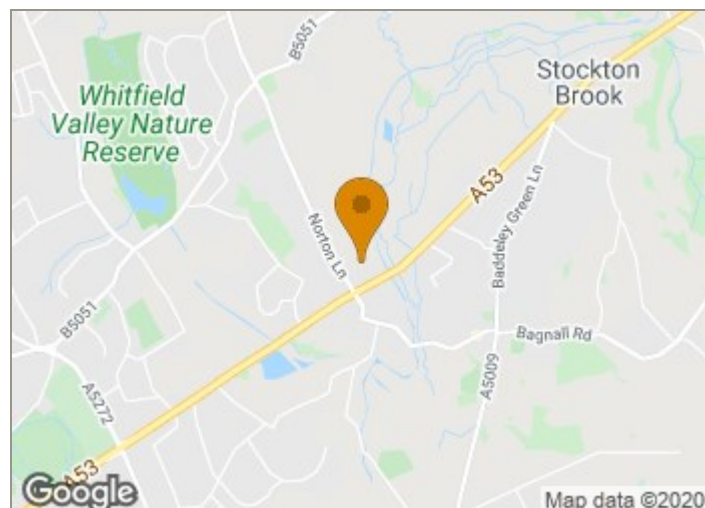
Garage

18'0" x 7'10" (5.51 x 2.41)

Integral garage with up and over door, power and lighting and electric car charging point. Central heating boiler.

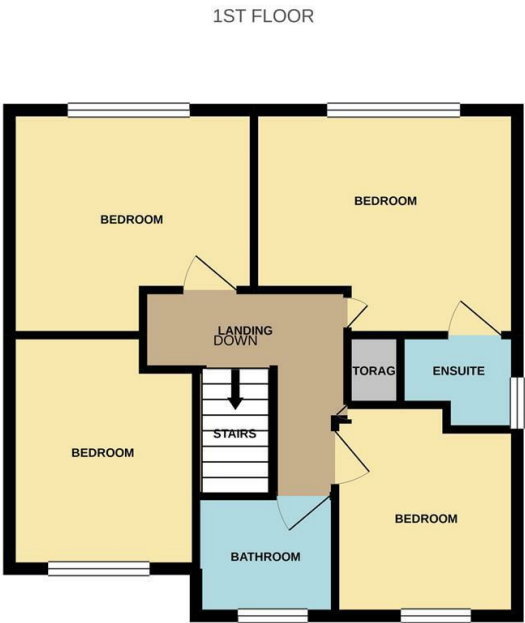
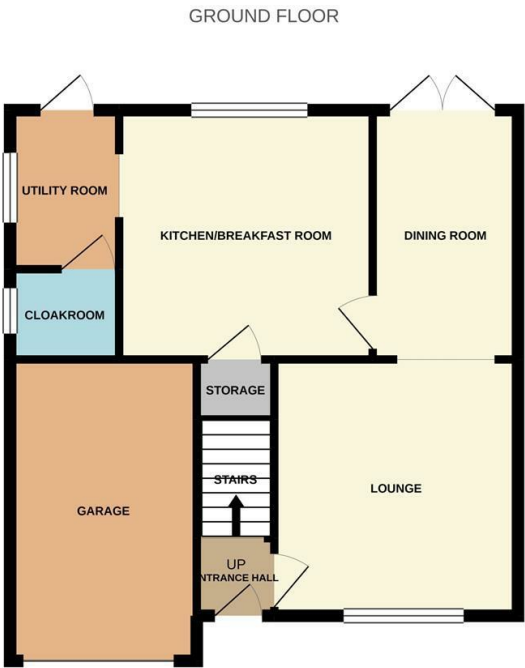
Tenure

This is a leasehold property with 140 years remaining on the lease. Current ground rent charge is £200.00 per annum.





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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