



23 Newmill Street

Milton, Stoke-On-Trent, ST2 7DQ

It's time for a NEW chapter, a NEW beginning, a NEW home! Well let me make this plain and simple, let me hand you the keys for NEWmill Street and show you how a NEW chapter should look! The spacious accommodation on offer comprises a large lounge with bay window, fitted kitchen/diner, utility space, downstairs W.C, two double bedrooms and family bathroom. Externally the property benefits from off road parking to the front and the large rear garden is fully enclosed and well established with raised planter and vegetable beds with a summer house. Located in the popular village of Milton, walking distance to local amenities, canal towpaths and excellent schooling. I told you, your NEW beginning, NEW home and NEW life starts here! Call today to book a viewing.

Offers in excess of £190,000

23 Newmill Street

Milton, Stoke-On-Trent, ST2 7DQ



- SPACIOUS SEMI DETACHED PROPERTY
- UTILITY SPACE AND DOWNSTAIRS W.C
- OFF ROAD PARKING
- LARGE LOUNGE WITH BAY WINDOW
- TWO DOUBLE BEDROOMS
- WELL ESTABLISHED REAR GARDEN
- FITTED KITCHEN/DINER
- FAMILY BATHROOM
- WALKING DISTANCE TO MILTON VILLAGE

GROUND FLOOR

Entrance Hall

6'5" x 3'2" (1.98 x 0.99)

The property has a double glazed access door to the side aspect coupled with a double glazed window. Radiator. Stairs lead to the first floor.

Lounge

14'10" x 13'11" (4.53 x 4.26)

A double glazed bay window overlooks the front aspect. Fireplace housing electric fire. Television point. Radiator.

Kitchen/Diner

13'11" x 11'5" (4.26 x 3.50)

A double glazed window overlooks the rear aspect with two double glazed windows to the side. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven, gas hob with cooker hood above and dishwasher. Understairs storage is home to a fridge/freezer. Space for table and chairs and radiator.

Utility Space

3'6" x 3'4" (1.08 x 1.02)

A double glazed door leads out to the side aspect. Space and plumbing for a washing machine and tumble dryer.

Cloakroom

5'3" x 2'9" (1.61 x 0.86)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C and wash hand basin. Wall mounted central heating boiler and radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

13'11" x 11'10" (4.25 x 3.61)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

14'0" x 8'7" (4.27 x 2.63)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

7'11" x 5'9" (2.42 x 1.76)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Ladder style towel radiator.

EXTERIOR

To the front there is a gravelled driveway with raised sleeper planter beds framing the driveway. A side access gate leads to the rear garden, the garden is well established with gravelled walkways and raised planter and vegetables beds, a summer house and garden shed. The garden is fully enclosed.



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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