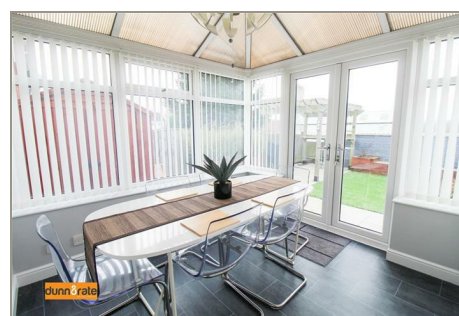
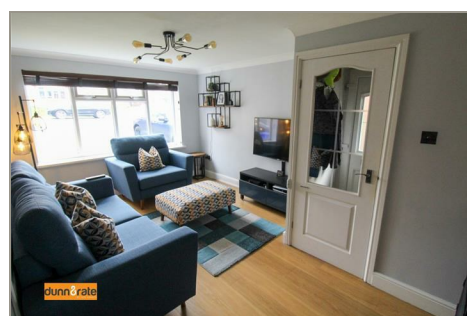




13 Edmonton Grove

Milton, Stoke-On-Trent, ST2 7PQ

Entering that "no roommates" lifestyle, looking to get yourself that first, home sweet home to call your own? Well, if these walls could talk on this stunning end townhouse, they would be introducing you to your new humble abode. I offer you Edmonton Grove, an extremely well-maintained property nestled away in a quiet cul-de-sac location in the popular area of Milton. The accommodation on offer comprises, a large lounge, modern fitted kitchen, conservatory, two double bedrooms and newly fitted bathroom. Externally the property benefits from off road parking to the front and a fully enclosed landscaped rear garden. Located in the popular area of Milton, close to local amenities, schooling, and canal towpaths. So, are you saying yes to the new address? Call today to book a viewing.

£160,000

13 Edmonton Grove

Milton, Stoke-On-Trent, ST2 7PQ



- IMMACULATE END TOWN HOUSE PROPERTY
- UPVC CONSERVATORY OVERLOOKING GARDEN
- GARDENS TO THE FRONT AND REAR
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
- PRIVATE DRIVEWAY FOR PARKING
- MODERN FITTED KITCHEN
- NEWLY FITTED MODERN BATHROOM
- SOUGHT AFTER LOCATION

GROUND FLOOR

Entrance Hall

2'9" x 2'9" (0.86 x 0.84)

Double Glazed door to the side aspect. Stairs leading to first floor.

Lounge

15'10" x 10'7" (4.84 x 3.23)

Double Glazed window to the front aspect. Radiator and TV point.

Kitchen

11'10" x 10'7" (3.61 x 3.23)

Double Glazed window to the rear aspect and door to conservatory. Fitted with base storage units and inset stainless steel sink and side drainer. Co-ordinating work surface areas and partly tiled walls. Integrated appliances include double electric oven and gas hob. Plumbing and space for washing machine, space for fridge/freezer. Radiator. Door to under-stairs storage cupboard.

Conservatory

8'9" x 8'3" (2.67 x 2.52)

A UPVC conservatory with double

glazed windows to the side and rear and double glazed doors to the rear aspect.

FIRST FLOOR

Landing

9'5" x 2'7" (2.88 x 0.79)

Stairs from the ground floor. Loft hatch access housing combi boiler.

Bedroom One

10'8" x 9'8" (3.26 x 2.95)

Double glazed window to the front aspect. Double freestanding wardrobes. Radiator.

Bedroom Two

10'8" x 8'3" (3.26 x 2.54)

Double glazed window to the rear aspect. Radiator. Door to storage cupboard.

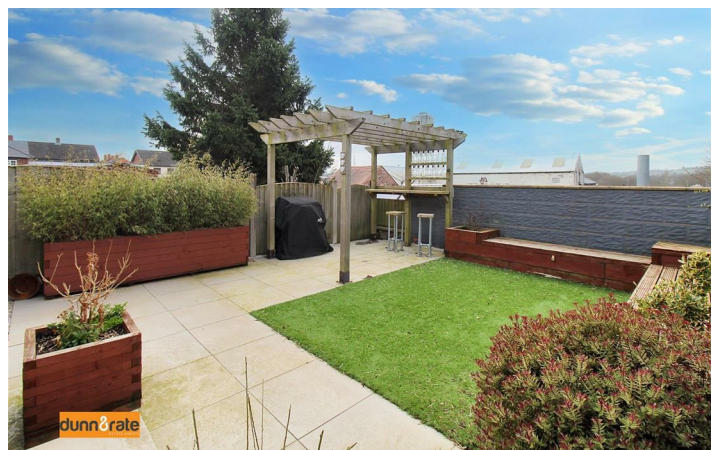
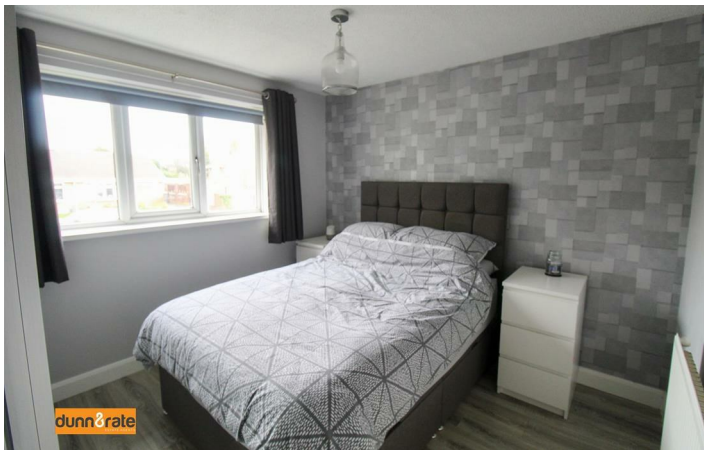
Bathroom

7'8" x 5'7" (2.36 x 1.71)

Double glazed window to the side aspect. Fitted with a suite comprising bath with overhead shower, low level WC and vanity wash hand basin. Fully tiled walls and flooring. Shaver point. Ladder style radiator.

EXTERIOR

The front of the property benefits from a tarmac driveway suitable for two cars and a real grass front garden. To the rear of the property there is a porcelain tiled patio, artificial grass and a pergola.



Floor Plan



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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