



## 31 Highton Street

Milton, Stoke-On-Trent, ST2 7BA

Its time to soar and reach new HEIGHTS as I offer you this spacious traditional mid terraced property on HIGHTon Street. Within walking distance to Milton village, close to local amenities, schooling and Bagnall Woods, this terraced is for the taking and is sold with no upward chain. The accommodation on offer comprises two reception rooms, fitted kitchen, ground floor bathroom and two double bedrooms. Externally the property benefits from an fully enclosed, paved rear courtyard. Its time to challenge yourself to greater HEIGHTS and make HIGHTon Street yours for the taking. Call today to book a viewing.

**£110,000**

# 31 Highton Street

Milton, Stoke-On-Trent, ST2 7BA



- SPACIOUS TERRACED PROPERTY
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO LOCAL AMENITIIES
- TWO RECEPTION ROOMS
- COMTEMPORARY BATHROOM
- NO UPWARD CHAIN
- FITTED KITCHEN
- PAVED REAR COURTYARD
- EARLY VIEWING A MUST

## GROUND FLOOR

### Entrance Hall

The property has a double glazed entrance door to the front aspect. Radiator.

### Dining Room

10'5" x 8'6" (3.18 x 2.61)  
A double glazed window overlooks the front aspect. Fireplace housing open fire. Radiator. Currently being used as a bedroom.

### Lounge

14'11" x 11'10" (4.57 x 3.61)  
A single glazed wooden window overlooks the rear aspect. Fireplace housing gas fire . Under stairs storage cupboard. Stairs leading to the first floor. Television point and radiator.

### Kitchen

10'9" x 5'11" (3.29 x 1.81)  
A wooden single glazed window overlooks the side aspect. 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

cooker and hob. Space and plumbing for washing machine and fridge/freezer. Radiator.

### Rear Hall

Wooden access door leading out to the rear garden. Loft access hatch. Storage cupboard.

### Bathroom

5'10" x 5'6" (1.78 x 1.68)  
A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and vanity hand wash basin. Extractor fan, fully tiled walls and radiator.

## FIRST FLOOR

### First Floor Landing

### Bedroom One

13'7" x 10'5" (4.16 x 3.19)  
A double glazed window overlooks the front aspect. Radiator.

### Bedroom Two

13'6" x 12'0" (4.13 x 3.68)  
A single glazed wooden window overlooks the rear aspect. Storage cupboard with loft

access hatch. Fitted wardrobe housing central heating boiler. Radiator.

## EXTERIOR

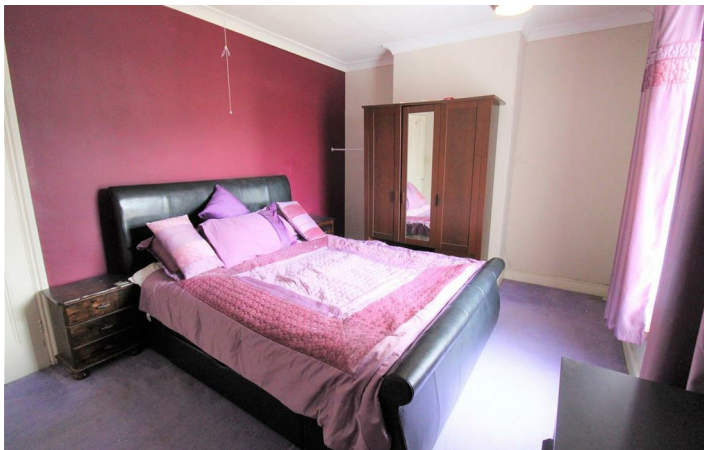
To the front there is a gated paved courtyard with steps leading to the entrance door. To the rear the garden is enclosed with a side access gate and steps leading to a paved patio area with flower bed border and brick built storage shed.

## Council Tax Band

Council Tax Band A

Purchaser should seek confirmation prior to completion





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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