



61 Newford Crescent

Milton, Stoke-On-Trent, ST2 7EB

It's shiny, it's new and waiting for you! It's modern, it's chic. take a quick peak! Fall in love and it's yours for the keeping, it's right there exactly what you're seeking! A house for you to make your own, a house made with love to call home! It benefits from a lounge and super modern kitchen/diner too, with a contemporary bathroom and three great sized bedrooms for you. Outside there is a large garden ready for you to make, your own masterpiece for you to create. I think I am done with the rhyming before I get in twist, but this semi detached property in Milton is not one to be missed! Don't hesitate and definitely do not delay, call and book your viewing today!

Offers in excess of £135,000

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- FULLY REFURBISHED SEMI DETACHED
- THREE FANTASTIC SIZED BEDROOMS
- OFF ROAD PARKING (SUBJECT TO PLANNING ACCPETANCE)
- EARLY VIEWING A MUST
- SPACIOUS LOUNGE
- CONTEMPORARY BATHROOM
- POPULAR & SOUGHT AFTER LOCATION
- MODERN FITTED KITCHEN/DINER
- LARGE REAR GARDEN
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

The property has a composite entrance door to the front aspect coupled with a double glazed window to the side aspect. Stairs to the first floor. Radiator.

Lounge

12'10" x 12'0" (3.93 x 3.66)

A double glazed bay window overlooks the front aspect. Open fire place. Radiator.

Kitchen/Diner

18'4" x 10'7" (5.59 x 3.25)

A double glazed window overlooks the rear aspect with double glazed patio doors leading out to the rear with a further access door to the side. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Space for fridge/freezer and plumbing for washing machine. Coordinating work surface areas with

breakfast bar and ceiling spotlights. Under stairs storage cupboard. Wall mounted central heating boiler. Radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

12'11" x 10'11" (3.96 x 3.34)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

10'9" x 9'11" (3.30 x 3.04)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

9'3" x 7'2" (2.84 x 2.20)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

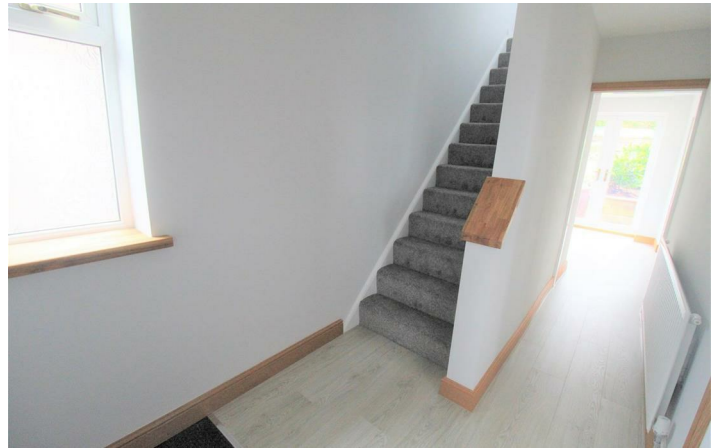
8'1" x 6'3" (2.47 x 1.92)

A double glazed window overlooks the side aspect. Fitted with a contemporary suite comprising a P-Shaped bath with waterfall shower over, low level W.C and large vanity wash hand basin. Extractor fan. Fully tiled walls. Ladder style towel radiator and ceiling spotlights.

Exterior

To the front there are steps leading to entrance door. There will be off road parking created, once the current owner planning application has been signed off. To the rear the property is lawned with a paved patio and mature trees and shrubbery. To the side of the property there is a number of brick built coal sheds.





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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