



## 89 Millrise Road

Milton, Stoke-On-Trent, ST2 7DW

Spacious, great location, immaculate, this superb detached property could be all yours! Don't be a fool and hang around too long, as this home is located in the ever growing popular area of Milton, perfect for schools and walking distance to the local village. This immaculately presented detached property comprises lounge/ diner, kitchen and utility space to the ground floor. The first floor has three bedrooms, and contemporary family bathroom. The exterior provides off road parking, a low maintenance enclosed rear garden with beautiful views and garage. Situated in the popular village of Milton, close to all local amenities, excellent schooling, canal towpaths and commuter links to the main town centre. Don't delay make this one all yours!!!

**£250,000**



- STUNNING THREE BED DETACHED PROPERTY
- THREE BEDROOMS
- ENCLOSED REAR GARDEN WITH BEAUTIFUL VIEWS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GOOD SIZED CONTEMPORARY BATHROOM SUITE
- LOCATED IN A DESRIBALE LOCATION CLOSE TO SCHOOLING
- LARGE LOUNGE DINER WITH PATIO DOORS TO THE REAR, OPTIMISING THE SCENIC VIEW
- OFF ROAD PARKING TO THE FRONT, DETACHED GARAGE
- WALKING DISTANCE INTO MILTON VILLAGE

## GROUND FLOOR

### Entrance Hall

13'5" x 5'11" (4.11 x 1.81)

A door to the front aspect and UPVC window to the side aspect. Radiator and stairs to the first floor.

### Lounge/Diner

28'7" x 12'7" (8.73 x 3.85)

A UPVC bay window to the front aspect and UPVC patio doors to the rear aspect. Two radiators and wooden flooring. Telephone point.

### Kitchen

13'1" x 10'5" (4.01 x 3.18)

A UPVC window to the rear aspect. Fitted with a range of wall and base storage units with inset asterite sink and side drainer with mixer tap.

Coordinating work surface areas and partly tiled walls. Integrated appliances include induction hob with cooker hood above, electric oven, microwave, dishwasher

and fridge/freezer. Space for a tumble dryer. Tiled flooring and ceiling spotlights.

### Entrance/ Utility Space

9'6" x 3'11" (2.91 x 1.20)

UPVC door to the side aspect. Plumbing for washing machine and wall mounted boiler. Vertical radiator and tiled flooring

## FIRST FLOOR

### Landing

7'7" x 6'1" (2.32 x 1.86)

UPVC window to the aside aspect. Stairs from the ground floor.

### Bedroom One

11'6" x 11'1" (3.51 x 3.39)

A UPVC window to the rear aspect. Radiator.

### Bedroom Two

11'9" x 6'11" (3.59 x 2.13)

UPVC window to the front aspect. Fitted wardrobes and radiator.

### Bedroom Three

6'11" x 6'1" (2.13 x 1.86)

A UPVC window to the front aspect. Radiator.

### Bathroom

10'5" x 6'9" (3.20 x 2.07)

UPVC window to the rear aspect. Fitted with a suite comprising bath, double shower cubicle, low level W.C. and wash hand basin. Partly tiled walls and radiator. Ceiling spotlights.

### EXTERIOR

To the front of the property there is a block paved driveway and hedge borders. To the side and rear there is an enclosed block paved garden with artificial grass. Views of fields to the rear.

### Garage

20'6" x 8'3" (6.25 x 2.53)

A up and over door to the front aspect. Two UPVC windows to the side aspect and UPVC door to the side aspect. Power and light.



## Floor Plan

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		62	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	