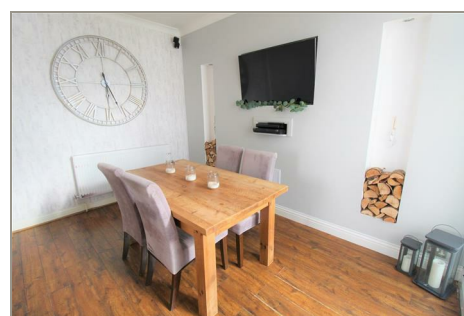




## 67 Newford Crescent Milton, Stoke-On-Trent, ST2 7EB

Wise men say, only fools rush in! But I can't help falling in love with you! No need for cupid's infectious arrow here, because one visit will be all it takes for you to fall in love with this extremely spacious semi detached property. Looks are definitely deceiving with this one as the accommodation on offer is fantastic. Boasting a lounge, modern fitted kitchen open plan into the dining room, conservatory, utility area, three great sized bedrooms and family bathroom. Externally the property benefits from a long drive leading down the side of the property to the detached garage. The rear garden is fully enclosed and landscaped with lawned area and paved seating area with flower borders and mature trees. Darling, so it goes, some things are meant to be, take my hand, take the keys, for I can't help falling in love with you!! Call to book a viewing today.

**Offers in excess of £185,000**

# 67 Newford Crescent

## Milton, Stoke-On-Trent, ST2 7EB



- IMMACULATE SEMI DETACHED
- OPEN PLAN KITCHEN/DINING ROOM
- THREE BEDROOMS
- LANDSCAPED REAR GARDEN
- SPACIOUS ACCOMMODATION
- CONSERVATORY
- FAMILY BATHROOM
- LOUNGE
- UTILITY AREA
- OFF ROAD PARKING & GARAGE

### GROUND FLOOR

#### Entrance Hall

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

#### Lounge

17'11" x 10'10" (5.47 x 3.31)

Two double glazed windows overlook the front and side aspect. Fireplace housing gas fire. Television point and two radiators.

#### Cloakroom

4'10" x 2'5" (1.48 x 0.75)

Low level W.C and wash hand basin. Partly tiled walls and extractor fan. Radiator.

#### Open Plan Kitchen/Dining Room

#### Kitchen

20'11" x 7'3" (6.38 x 2.21)

A double 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. Work surface areas and partly tiled walls. Integrated electric oven and gas hob with cooker hood above. Space for fridge and integrated wine cooler and dishwasher. Radiator.

#### Dining Room

13'1" x 8'7" (4.00 x 2.64)

Double glazed patio doors lead into the conservatory. Television point. Radiator. Space for table and chairs.

#### Conservatory

12'5" x 9'6" (3.80 x 2.91)

Double glazed patio doors lead out to the rear aspect.

#### Utility Room

5'0" x 3'11" (1.53 x 1.20)

A double glazed window overlooks the side aspect coupled with a double glazed access door. Space and plumbing for washing machine and tumble dryer. Storage cupboard.

### FIRST FLOOR

#### First Floor Landing

Loft access hatch and ceiling spotlights.

#### Bedroom One

17'6" x 13'1" (5.34 x 3.99)

Two double glazed windows overlook the front and side aspect. Fitted wardrobes and storage cupboards. Television point. Two Radiators.

#### En-Suite Bathroom

7'6" x 7'4" (2.30 x 2.26)

A double glazed window overlooks the side aspect. Fitted with bath, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Ceiling

spotlights and spiral wall mounted radiator.

#### Bedroom Two

13'1" x 10'11" (4.00 x 3.34)

A double glazed window overlooks the rear aspect. Radiator.

#### Bedroom Three

10'0" x 7'4" (3.06 x 2.25)

A double glazed window overlooks the side aspect. Radiator.

#### Shower Room

8'9" x 4'0" (2.67 x 1.23)

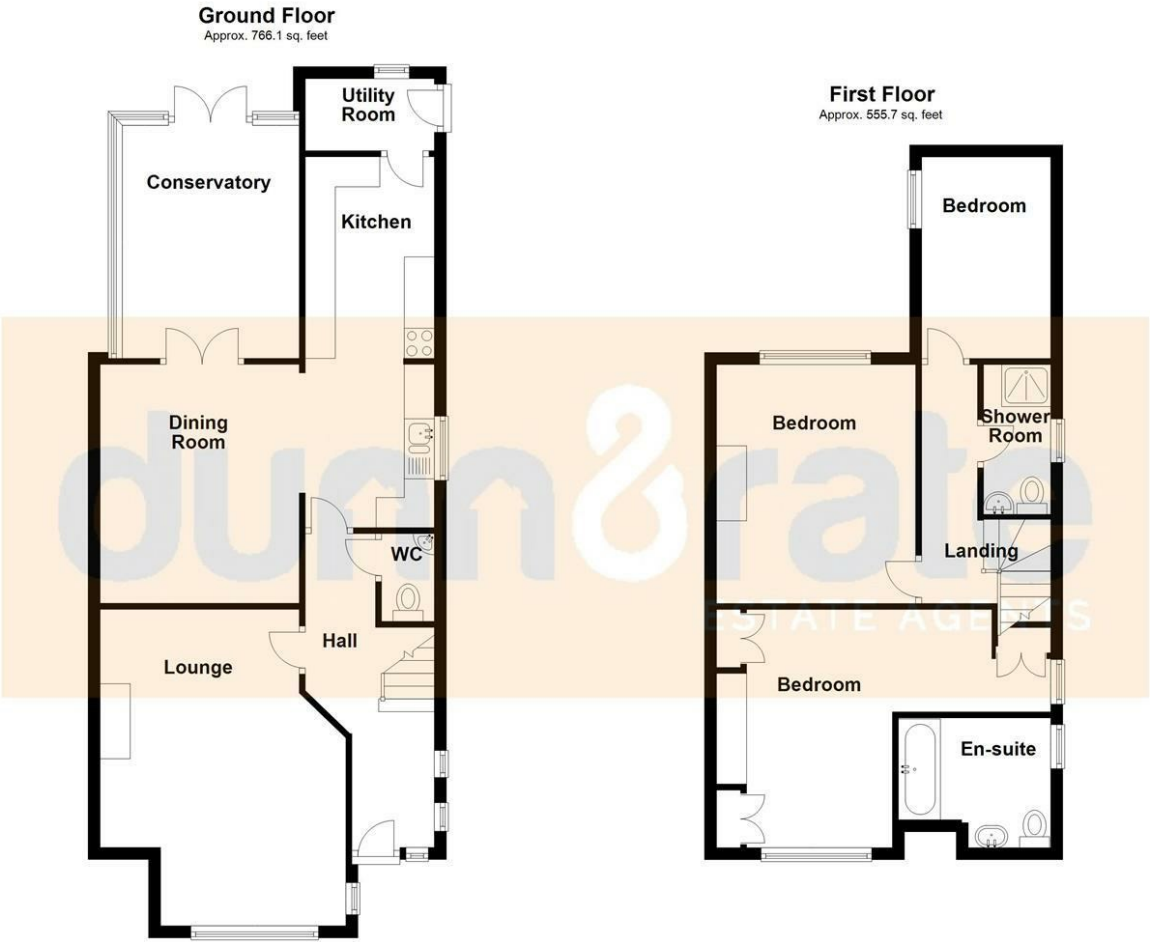
A double glazed window overlooks the side aspect. Fitted with a shower cubicle, low level W.C and wash hand basin. Partly tiled walls and ladder style towel radiator.

#### Exterior

To the front there is a block paved driveway leading down the side of the property. Steps lead to the entrance door and hedge border to the front. To the rear the property is landscaped steps lead up through a wooden pergola to a paved patio area, artificial lawn. A pathway leads round to the top of the garden where there is a further patio area and gravelled border. Surrounded by shrubbery and mature trees.



Floor Plan



Total area: approx. 1321.9 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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