



49 Station Grove

Milton, Stoke-On-Trent, ST2 7EA

Choo Choo, all aboard this spacious semi detached property as its about to pull into the STATION. Its time to jump on board because its one you wont want to miss. STATION Grove is a three bedroom semi detached property that offers a large lounge/diner, kitchen, three well proportioned bedrooms, wet room. Externally the property benefits from a larger than normal rear garden with the option for parking. Sold with no upward chain. Located in the popular area of Milton close to schooling and local amenities. Have your ticket at the ready as the train is about to depart from the STATION.

Offers in excess of £160,000

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- SPACIOUS SEMI DETACHED PROPERTY
- THREE WELL PROPORTIONED BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- LARGE LOUNGE/DINER
- WET ROOM
- VERY POPULAR LOCATION, CLOSE TO SCHOOLING AND AMENITIES
- FITTED KITCHEN
- VERY LARGE REAR GARDEN WITH PARKING

GROUND FLOOR

Entrance Porch

8'3" x 1'8" (2.54 x 0.52)

UPVC door to the front aspect and UPVC windows.

Entrance Hall

6'6" x 5'9" (2.00 x 1.76)

UPVC door to the front aspect and UPVC window to the side aspect. Radiator and storage. Stairs to the first floor.

Lounge/Diner

26'2" x 12'0" (7.99 x 3.67)

UPVC window to the front aspect and UPVC patio doors to the rear aspect. Gas fireplace and two radiators.

Kitchen

11'2" x 8'0" (3.41 x 2.46)

UPVC door to the side aspect and UPVC window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Coordinating work surface areas. Space for a gas cooker and space for a fridge/freezer. Wall mounted boiler.

FIRST FLOOR

Landing

7'9" x 7'6" (2.37 x 2.30)

UPVC window to the side aspect. Loft hatch access and door to cupboard housing tank. Stairs from the ground floor.

Bedroom One

11'3" x 10'4" (3.43 x 3.17)

UPVC window to the rear aspect. Radiator and door to storage cupboard.

Bedroom Two

12'5" x 10'6" (3.81 x 3.22)

UPVC window to the front aspect. Radiator and door to storage cupboard.

Bedroom Three

9'6" x 7'6" (2.90 x 2.29)

UPVC window to the front aspect. Radiator. Door to storage cupboard.

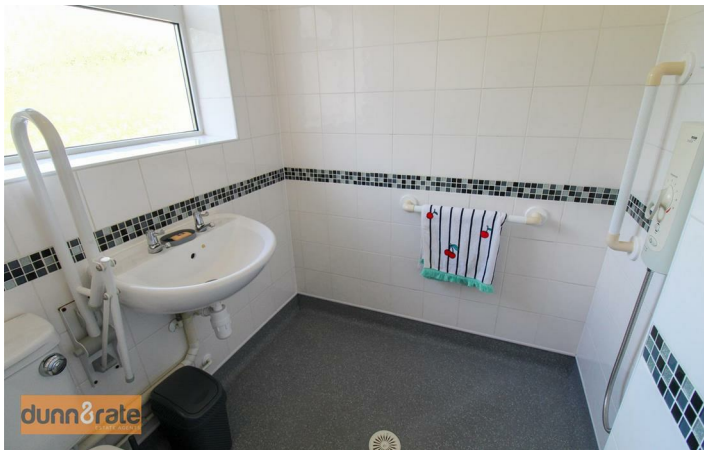
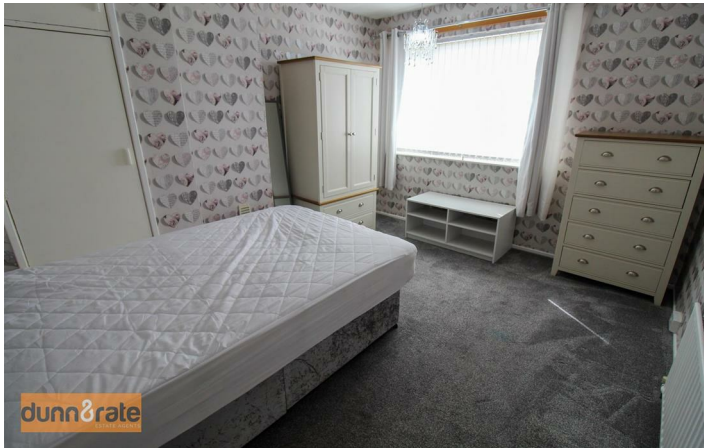
Bathroom

6'3" x 5'5" (1.93 x 1.66)

UPVC window to the side aspect. Fitted with a walk in shower, wash hand basin and low level W/C. Fully tiled walls and radiator.

EXTERIOR

To the front of the property there is a paved path for access to the front door. To the side of the property there is an outbuilding with storage rooms and W/C. The rear is enclosed with a tiled decked area and gravelled garden. Access for parking via double gates.



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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