



35 Sapphire Drive Milton, Stoke-On-Trent, ST6 8HJ

Something old, something new, something borrowed, something blue. All the elements required to make that perfect marriage. Well lets look at this semi detached on Sapphire Drive, bored with your OLD home? fancy a NEW pad? What do you need to BORROW? Believe me it won't matter what it is, once you've seen this fabulous house, because if you miss out, your sure to feel BLUE! This beautifully presented property located in the popular area of Milton is move in ready and boasts a spacious lounge, modern fitted kitchen/diner, conservatory, three fantastic sized bedrooms, contemporary family bathroom and Ensuite. Externally the property benefits from a low maintenance rear garden and off road parking. They say the key to a perfect marriage is great foundations, why don't you start yours here! Call us today to book a viewing today!

Offers in the region of £169,950

35 Sapphire Drive

Milton, Stoke-On-Trent, ST6 8HJ



- IMMACULATE SEMI DETACHED
- CONSERVATORY
- OFF ROAD PARKING
- EARLY VIEWING A MUST
- SPACIOUS LOUNGE
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- MODERN KITCHEN/DINER
- BATHROOM PLUS ENSUITE
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

5'0" x 3'2" (1.54 x 0.98)

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

Cloakroom

5'7" x 2'9" (1.72 x 0.86)

A double glazed window overlooks the front aspect. Low level W.C and wash hand basin. Radiator.

Lounge

17'6" x 15'1" (5.35 x 4.60)

A double glazed window overlooks the front aspect. Fireplace housing electric fire. Television and telephone point. Stairs leading to the first floor. Two radiators.

Kitchen/Diner

15'1" x 8'11" (4.60 x 2.73)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors leading into the conservatory. Fitted with a range of wall and base storage units and inset stainless steel sink unit and side drainer. Integrated electric oven with gas hob over and cooker hood above. Coordinating work surface areas and partly tiled walls. Space for

fridge/freezer and plumbing for washing machine. Under stairs storage cupboard. Wall mounted central heating boiler. Television point. Radiator. Space for table and chairs.

Conservatory

12'6" x 8'10" (3.83 x 2.70)

A UPVC conservatory with double glazed windows to the rear and side aspect and patio doors to the side. Laminate flooring and power and lighting.

FIRST FLOOR

First Floor Landing

12'2" x 6'3" (3.71 x 1.92)

Loft access hatch. Storage cupboard.

Bedroom One

11'7" x 8'7" (3.55 x 2.63)

A double glazed window overlooks the front aspect. Built in wardrobes. Television point and radiator.

En-Suite

8'6" x 4'5" (2.61 x 1.37)

Fitted with a suite comprising shower unit, low level W.C and vanity hand wash basin. Partly tiled walls, extractor fan and shaver point. Radiator.

Bedroom Two

10'3" x 8'6" (3.14 x 2.61)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Three

8'8" x 6'3" (2.65 x 1.91)

A double glazed window overlooks the front aspect. Television point. Radiator.

Bathroom

6'3" x 5'6" (1.92 x 1.70)

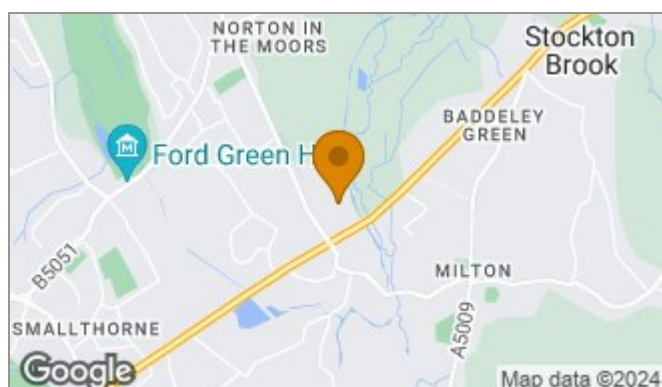
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and vanity hand wash basin. Partly tiled walls, extractor fan and shaver point. Radiator.

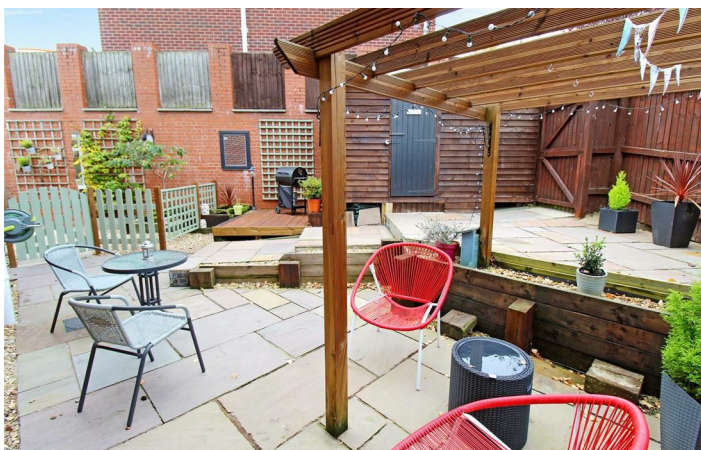
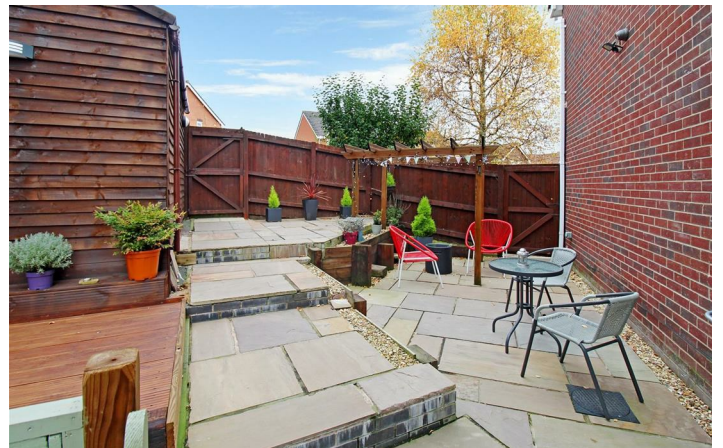
EXTERIOR

To the front the garden is lawned with a paved pathway leading to the entrance door. To the rear the garden is fully enclosed and tiered with paved patio areas and a decked seating area. Gravelled areas and garden shed.

Parking

There are two allocated parking spaces.





Floor Plan

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.

