



55 Elldawn Avenue

Milton, Stoke-On-Trent, ST6 8XD

It's a new DAWN, it's a new day, it's a new life, for me and I'm feeling good!!! Start to feel good and start the day off well with this spacious semi detached property on ELLDOWN Avenue. Located in the popular area of Milton and sold with no upward chain. The property comprises a large lounge/diner, modern fitted kitchen, three bedrooms and a shower room. Externally the property benefits from off road parking and a lawned rear garden. Situated in Milton, close to local amenities, schooling and canal towpaths. Come out the darkness and let the DAWN break through, this could be a new life for you and it will feel good! Call today to book a viewing.

Offers in the region of £155,000

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- SPACIOUS SEMI DETACHED
- THREE BEDROOMS
- LAWNED REAR GARDEN
- LARGE LOUNGE/DINER
- SHOWER ROOM
- POPULAR LOCATION
- MODERN FITTED KITCHEN
- OFF ROAD PARKING & DRIVEWAY
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

11'11" x 6'4" (3.65 x 1.95)

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

Lounge/Diner

22'10" x 9'5" (6.98 x 2.88)

Two double glazed windows overlook the front and rear aspect. Radiator.

Kitchen

9'3" x 7'10" (2.84 x 2.40)

A double glazed window overlooks the rear aspect coupled with a double glazed access door to the side. Fitted with a range of wall and base storage units with inset Asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and gas hob. Space and plumbing for washing machine and

fridge/freezer. Wall mounted central heating boiler. Radiator.

FIRST FLOOR

First Floor Landing

8'0" x 7'10" (2.45 x 2.39)

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

Bedroom One

13'6" x 10'11" (4.14 x 3.34)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

10'2" x 9'4" (3.10 x 2.87)

A double glazed window overlooks the rear aspect. Storage cupboard. Radiator.

Bedroom Three

7'9" x 6'4" (2.37 x 1.95)

A double glazed window overlooks the front aspect. Radiator.

Shower Room

6'8" x 5'11" (2.05 x 1.82)

A double glazed window overlooks the side aspect. Fitted with a suite comprising walk in shower unit with waterfall shower head, low level W.C and wash hand basin. Fully tiled walls and radiator. Airing cupboard housing hot water cylinder.

EXTERIOR

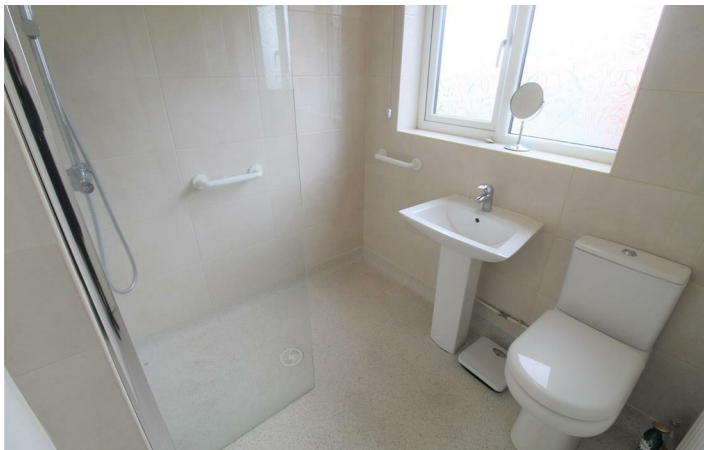
To the front the property is laid to lawn with a hedge border and a driveway leading down the side of the property. To the rear the property is laid to lawn with mature trees and shrubbery with two garden sheds.

Council Tax Band

Council Tax Band B.

Purchaser should seek confirmation prior to completion





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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