



8 Newmill Street

Milton, Stoke-On-Trent, ST2 7DJ

It's time for a NEW chapter, a NEW beginning, a NEW home! Well let me make this plain and simple, let me hand you the keys for NEWmill Street and show you how a NEW chapter should look! The spacious and immaculate accommodation on offer comprises a lounge, dining room, fitted kitchen, utility room, cloakroom, three bedrooms and large family bathroom. Externally the property benefits from off road parking to the front with a integral garage and the large rear garden is laid mainly to lawn and is fully enclosed by panelled fencing. Located in the popular village of Milton, walking distance to local amenities, canal towpaths and excellent schooling. I told you, your NEW beginning, NEW home and NEW life starts here! Call today to book a viewing.

£189,950

8 Newmill Street

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- IMMACULATE SEMI DETACHED
- THREE BEDROOMS
- INTEGRAL GARAGE
- CLOSE TO LOCAL AMENITIES
- LOUNGE & DINING ROOM
- FAMILY BATHROOM
- LARGE REAR GARDEN
- KITCHEN & UTILITY ROOM
- OFF ROAD PARKING
- VILLAGE LOCATION

GROUND FLOOR

Entrance Porch

The property has double glazed doors to the front aspect, coupled with double glazed windows to the side and front aspect.

Entrance Hall

9'10" x 6'4" (3.00 x 1.94)

A double glazed entrance door leads from the front aspect. Under stairs storage cupboard and stairs lead to the first floor. Radiator.

Lounge

12'4" x 12'0" (3.78 x 3.66)

A double glazed window overlooks the front aspect. Fireplace housing gas fire, television point and radiator. An open archway leads into the dining area.

Dining Room

9'10" x 7'10" (3.01 x 2.41)

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

Kitchen

9'5" x 8'5" (2.88 x 2.59)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas. Integrated electric oven and hob with cooker hood above. Space and plumbing for fridge/freezer and dishwasher. Partly tiled walls and tiled flooring. Ceiling spotlights.

Utility Room

7'4" x 6'8" (2.24 x 2.05)

A double glazed access door leads out into the rear garden. Fitted with wall and base units with coordinating work surface areas. Wall mounted central heating boiler. Space and plumbing for washing machine and tumble dryer. Access door into integral garage. Ceiling spotlights.

Cloakroom

6'8" x 2'7" (2.05 x 0.81)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C and wash hand basin with tiled splashback. Radiator and ceiling spotlights.

FIRST FLOOR

First Floor Landing

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

Bedroom One

10'7" x 9'5" (3.24 x 2.88)

A double glazed window overlooks the rear aspect. Fitted wardrobes with sliding mirrored doors. Radiator.

Bedroom Two

12'1" x 9'10" (3.69 x 3.00)

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

Bedroom Three

6'4" x 6'3" (1.95 x 1.91)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

8'10" x 5'6" (2.71 x 1.68)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with mixer shower head tap, separate double shower unit with waterfall shower head, vanity hand wash basin and low level W.C. Partly tiled walls and extractor fan. Ceiling spotlights and vertical radiator.

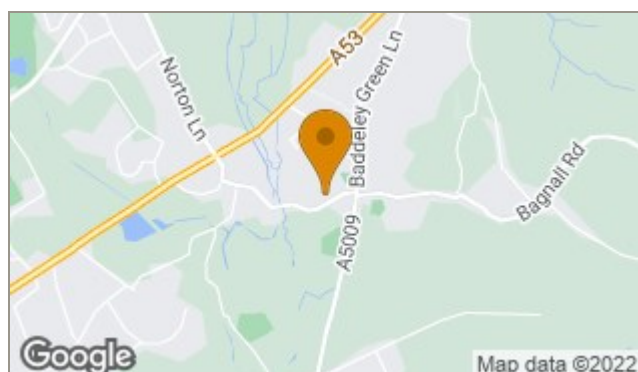
EXTERIOR

To the front the property has a block paved driveway. To the rear the garden is laid mainly to lawn with a paved pathway leading to the rear end of the garden where you will find a large paved patio seating area with wooden pergola. Fully enclosed by panelled fencing and flower bed borders.

Garage

15'0" x 10'9" (4.58 x 3.30)

Integral garage with up and over door. Power and lighting. Access door leading into the utility.





Floor Plan

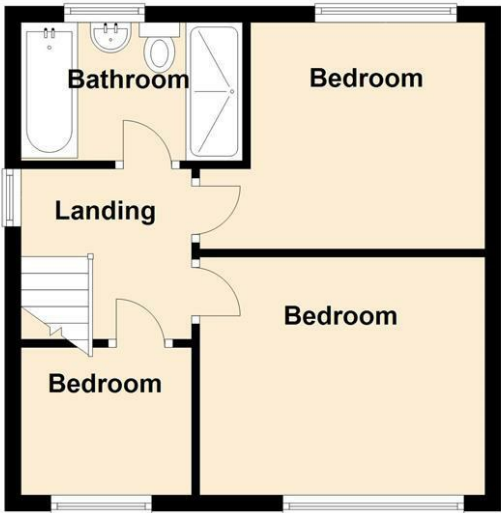
Ground Floor

Approx. 58.8 sq. metres (632.9 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Total area: approx. 92.4 sq. metres (994.6 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.

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