



11 Lightwater Grove

Milton, Stoke-On-Trent, ST2 7PP

ReLIGHT my fire, your house is my only desire...well we have a property for you that will fulfil your property dreams!! Located in the popular village of Milton, sitting on a sizeable plot and sold with no upward chain this property will be your only DESIRE. The accommodation comprises porch, lounge, kitchen/diner, and conservatory to the ground floor. The first floor has three bedrooms and family bathroom. The exterior has a long stretching driveway to the front and side of the property. The rear has a detached garage and lawned enclosed rear garden with a decked and patio area. Walking distance to the canal towpath and Milton village. So all stand up in the name of LOVE, and book your viewing today!

Offers in excess of £185,000

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- WELL MAINTAINED SEMI DETACHED PROPERTY
- CONSERVATORY
- ENCLOSED REAR GARDEN
- SOLD WITH NO UPWARD CHAIN!
- GOOD SIZED LOUNGE
- THREE BEDROOMS AND BATHROOM
- AMPLE OFF ROAD PARKING
- KITCHEN/DINER
- DETACHED GARAGE
- POPULAR LOCATION

GROUND FLOOR

Entrance Porch

4'1" x 3'3" (1.27 x 1.00)

A UPVC door to the front aspect.
A double glazed window to the side aspect.

Lounge

15'5" x 12'7" (4.72 x 3.85)

A double glazed window to the front aspect. Electric fireplace, radiator and wall lights. Television point. Stairs to the first floor.

Kitchen

15'4" x 9'6" (4.69 x 2.91)

A UPVC door to the side aspect and double glazed window to the rear aspect. Double doors to the rear. Fitted with a range of wall and base storage units with inset stainless steel sink and drainer with mixer tap. Co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and electric hob with cooker hood above. Plumbing for a washing machine and space for a fridge and freezer. Cupboard housing boiler. Door to under stair storage cupboard.

Conservatory

8'0" x 7'10" (2.44 x 2.41)

A UPVC construction with double glazed windows to the side and rear, UPVC door to the side aspect. Laminate flooring.

FIRST FLOOR

Landing

7'4" x 6'3" (2.25 x 1.91)

A double glazed window to the side aspect. Stairs from the first floor and loft hatch access.

Bedroom One

10'10" x 8'10" (3.31 x 2.71)

A double glazed window to the front aspect. Radiator.

Bedroom Two

11'7" x 8'11" (3.55 x 2.73)

A double glazed window to the rear aspect. Radiator.

Bedroom Three

6'9" x 6'4" (2.07 x 1.94)

A double glazed window to the rear aspect. Radiator.

Bathroom

8'0" x 6'3" (2.46 x 1.91)

A double glazed window to the front aspect. Fitted with a suite

comprising a double shower cubicle, vanity wash hand basin with mixer tap and low level W.C. Partly tiled walls and radiator. Door to storage cupboard housing tank.

EXTERIOR

The front of the property has a lawned garden with hedge borders and a paved driveway leading down the side of the property providing off road parking. The rear has an enclosed garden with a lawned garden and decked area and a paved patio.

Garage

17'5" x 10'4" (5.31 x 3.16)

An up and over door to the front aspect and windows to the side and rear aspects. Power and light.

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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