



## 31 Millcroft Road

Cliffe ME3 7QN

**Guide Price £325,000**



GUIDE PRICE £325,000 - £350,000

This 2-storey property features a total area of 1087.15 square feet that includes an entry porch, 3 bedrooms and a family bathroom. On the ground floor, a spacious kitchen awaits - equipped with a built-in oven and room for a dining area. Adjacent to this, you'll find a tastefully designed living room complete with a cozy log burner fire, making it the perfect space for relaxation or entertaining. A conveniently located cloakroom/WC serves the downstairs area. On the first floor, the 3 generously sized bedrooms can be found, along with a full bathroom. As a bonus, the bathroom includes both a shower and a bath, allowing future homeowners to choose how they unwind at the end of the day. The house features an additional multi-purpose room that can be tailored to meet your unique needs.

Externally there is a low maintenance garden offering access to the garage and there's a driveway for one car. Whether you're a first time homebuyer or a growing family, this property offers a comfortable and well-thought-out living space.

Council tax band C.





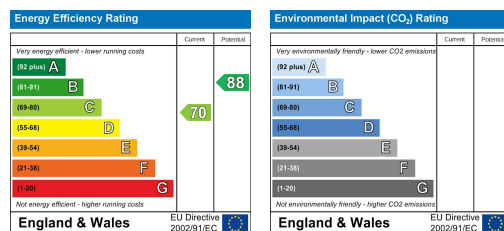
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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