

**Dunsford Avenue Milton Stoke-On-Trent ST2 7PJ**



**Offers In The Region Of £215,000**

The property of your dreams could be closer than you think

But be quick because it's sure to go in a blink

A THREE BEDROOM SEMI that's spacious all through

Perfect if you're a first time buyer or a family wanting somewhere to move straight into

Located in popular Milton with amenities all near

This property on Dunsford Avenue you will hold very dear

If it sounds like this property is right up your street

Call us to view and at the property we will meet!

Nestled in the desirable area of Dunsford Avenue, Milton, this beautifully presented semi-detached house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a entrance hallway that leads to a generous lounge, ideal for both relaxation and entertaining. The stylish fitted breakfast kitchen is a highlight, providing a modern space for culinary delights and casual dining.

This charming home boasts three well-proportioned bedrooms, ensuring ample space for family or guests. The contemporary bathroom adds a touch of luxury, making daily routines a pleasure. Additionally, the property features a delightful conservatory, which serves as a lovely spot to enjoy the garden views throughout the seasons. The house benefits from double glazing and central heating, ensuring warmth and energy efficiency throughout the year. Outside, the low-maintenance front garden complements the beautifully rear garden, which offers an open aspect, perfect for outdoor enjoyment and gatherings.

For those with vehicles, the driveway provides ample off-road parking, adding to the convenience of this lovely home. This property is an excellent opportunity for anyone seeking a well-appointed residence in a sought-after location. Don't miss the chance to make this charming house your new home.

### Entrance Hallway

Upvc door to the front aspect. Stairs off to the first floor.

### Lounge

14'4" x 11'9" (4.39 x 3.60)

Double glazed bow window to the front aspect. Radiator. Double doors with access into the breakfast kitchen.

### Breakfast Kitchen

14'9" x 9'5" (4.51 x 2.88)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating units below. Integral fridge/freezer. Electric hob with extractor fan above and built-in electric oven. Plumbing for automatic washing machine. Cupboard housing gas central heating boiler. Breakfast bar. Double glazed window and double glazed patio door with access into the conservatory. Useful storage cupboard. Upvc door to the side aspect.



### Conservatory

8'7" x 7'0" (2.64 x 2.15)

Double glazed windows and double glazed French doors with access into the rear garden.



### First Floor

#### Landing

Double glazed window to the side aspect. Loft access.

#### Bedroom One

12'9" x 8'7" (3.90 x 2.64)

Double glazed window. Radiator.



### Bedroom Two

11'4" x 8'9" (3.47 x 2.67)

Double glazed window. Radiator.

### Bedroom Three

9'9" x 6'0" (2.99 x 1.83)

Double glazed window. Radiator.

### Family Bathroom

7'11" to door recess x 5'9" (2.42 to door recess x 1.76)

Stylish white suite comprises, panelled bath with mains shower and fitted shower screen. Combination vanity wash hand basin and WC. Tiled walls. Heated towel rail. Double glazed window. Airing cupboard.



### Externally

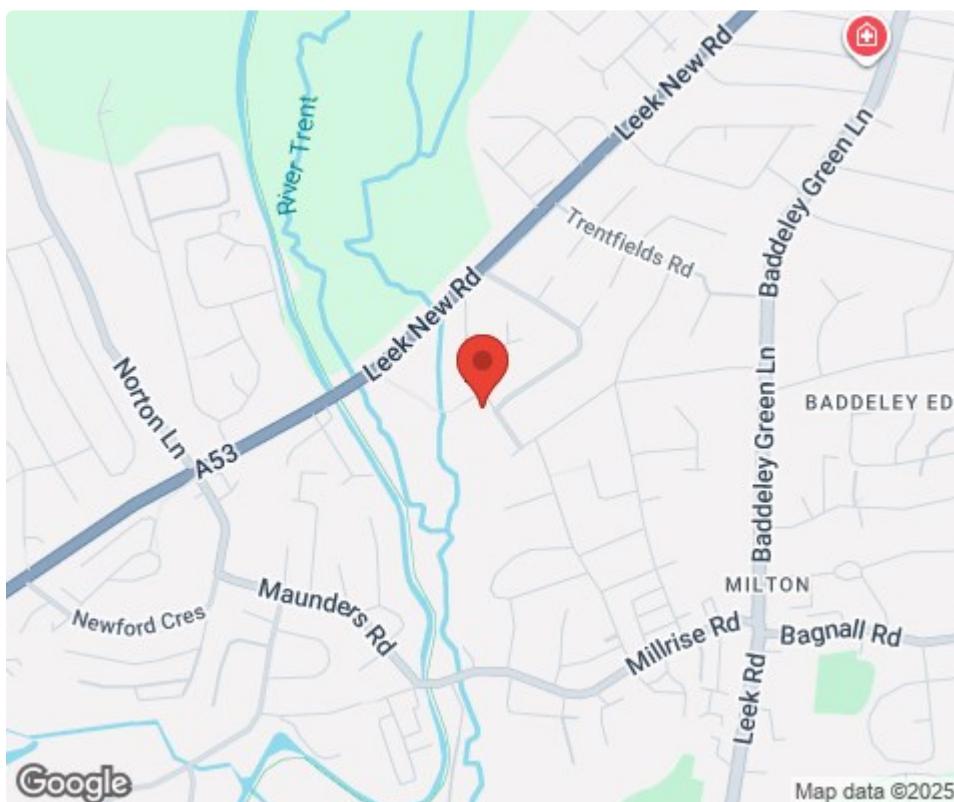
Low maintenance front garden with slate chippings. Concrete pressed driveway providing ample off road parking. Attractive rear garden which is laid to lawn. Seating area. Open aspect to the rear.

### Garage

16'5" x 8'2" narrowing to 7'6" (5.02 x 2.51 narrowing to 2.29)

Up and over door. Power and light.





Tenure: Freehold  
Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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