

**Woodman Street Milton Stoke-On-Trent ST2 7BS**



**Offers In Excess Of £105,000**

## Woodman Street, Milton, Stoke-On-Trent, ST2 7BS

Have you been searching for your next new home? -  
With TWO GOOD SIZED BEDROOMS and a REAR YARD you can roam -  
In WALKING DISTANCE to the local school and shops -  
There's not far to go for the main bus stops -  
A MID TERRACE with bathroom to the ground floor -  
TWO RECEPTION ROOMS, need I say more? -  
If you think you like it but want to make sure -  
Ring DEBRA TIMMIS ESTATE AGENTS and we'll give you a tour!

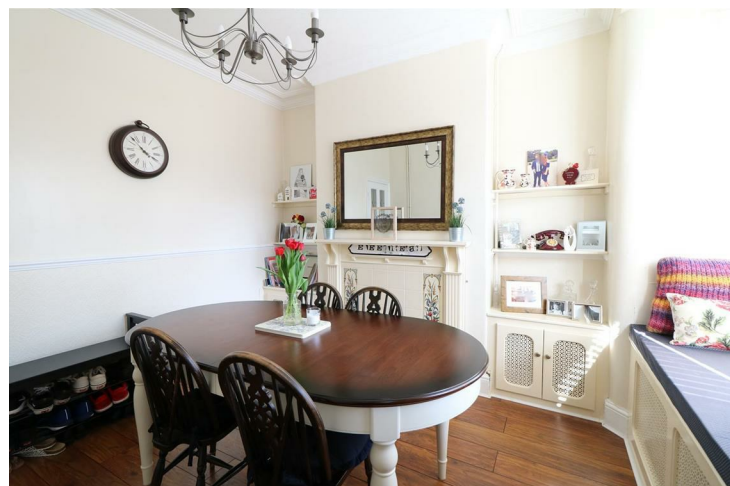
Superb opportunity if you are looking for a beautiful home set in the heart of Milton Village. This extremely well presented forecourt mid terrace property is ideally positioned within this sought after location, close to local shops, schools and amenities. The accommodation briefly comprises, dining/sitting room lounge, well presented fitted kitchen, lobby and bathroom. On the first floor, two double bedrooms. Double glazing and central heating. Rear yard. Internal inspection highly recommended.

### Ground Floor

#### Dining/Sitting Room

11'6" into alcove x 10'0" plus box window (3.51 into alcove x 3.05 plus box window)

You are welcome via a Composite door to the front aspect. Double glazed box window with fitted window seat to the front aspect. Feature surround inset and hearth. Laminate flooring. Radiator.



#### Lounge

12'2" x 11'6" (3.72 x 3.51)

Double glazed window to the rear aspect. Feature fire surround inset and hearth housing gas fire. Coving to ceiling. Access to the stairs. Useful storage cupboard.



#### Kitchen

10'11" x 6'2" (3.33 x 1.88)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring electric hob, built-in oven and extractor fan. One and a half bowl single drainer sink unit, mixer tap. Part tiled splash backs. Plumbing and space for automatic washing machine. Part tiled splash backs. Double glazed window to the side aspect. Radiator.

#### Lobby

Upvc door to the side aspect. Cupboard housing Vaillant gas central heating boiler. Tile floor.

#### Bathroom

6'8" x 6'2" (2.04 x 1.89)

Stylish white suite with roll top bath, shower mixer with an additional shower unit over, pedestal wash hand basin and low level WC. Tiled walls and tiled floor. Double glazed window to the side aspect.

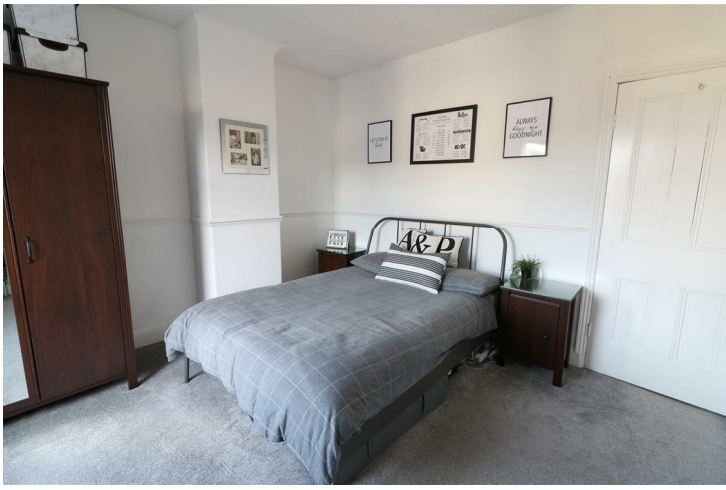
### First Floor

#### Bedroom One

12'3" x 11'6" (3.74 x 3.52)

Double glazed window to the rear aspect. Radiator.





### Bedroom Two

11'6" x 10'1" (3.53 x 3.09)

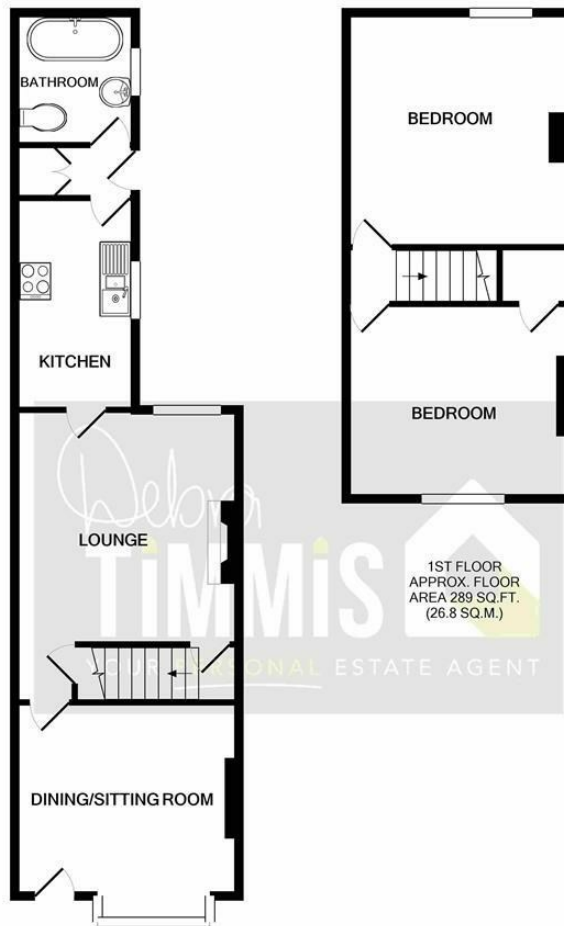
Double glazed window to the front aspect. Radiator. Useful storage cupboard with loft access.



### Externally

Enclosed rear yard with pedestrian access. Brick built store. Outside cold water tap.





GROUND FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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