

Shotsfield Street Milton Stoke-On-Trent ST2 7EU



Offers In The Region Of £115,000

Looking for a property that you can make your own -  
Somewhere to add your own stamp to and make your perfect home-  
With TWO bedrooms, could this be a good STARTER HOME for you -  
You need to be quick if you'd like to view -  
If this sounds like what you are looking for -  
Call DEBRA TIMMIS ESTATE AGENTS and we'll show you in the door.

Nestled in the heart of Milton, this beautifully presented mid-terrace house on Shotsfield Street offers a delightful living experience in a popular location. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

As you enter, you are welcomed by an inviting open-plan lounge and dining area, which creates a spacious and airy atmosphere, ideal for both relaxation and entertaining. Beautifully presented fitted kitchen. The modern bathroom adds a touch of contemporary style, ensuring that your daily routines are both convenient and enjoyable.

The property benefits from double glazing and central heating, providing warmth and energy efficiency throughout the year. Outside, the rear yard offers a private space for outdoor activities or simply enjoying the fresh air. This charming home is not only aesthetically pleasing but also practical, making it a wonderful choice for anyone looking to settle in this vibrant area. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.

#### Ground Floor

##### Open-Plan Lounge/Diner

12'7" narrowing to 9'8" x 22'0" max (3.85 narrowing to 2.97 x 6.71 max)

With double glazed windows to the front and rear aspects. Two radiators. Feature fire surround, inset and hearth housing gas fire. Laminate flooring. Coving to ceiling. Useful storage cupboard. Access to the stairs to the first floor.

##### Kitchen

7'11" x 6'10" (2.43 x 2.09)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. Extractor fan. Plumbing for automatic washing machine. One and a half stainless steel inset sink with single drainer, mixer tap. Tiled floor. Double glazed window. Radiator.



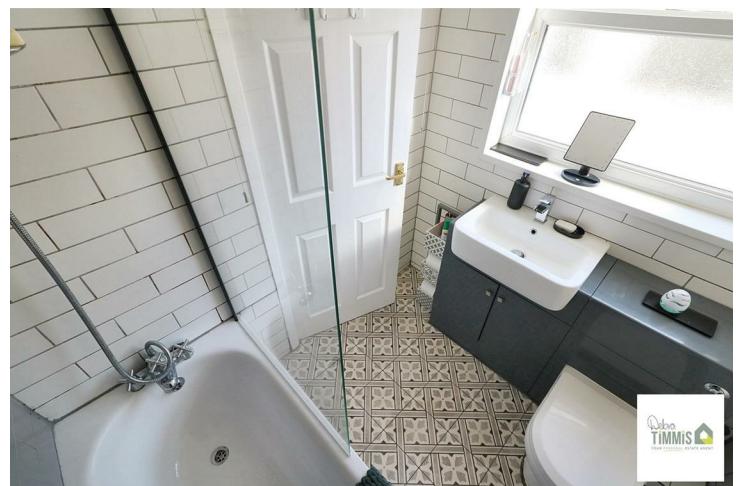
##### Lobby

Upvc door. Tiled floor.

##### Bathroom

6'5" x 5'10" (1.97 x 1.80)

Modern suite comprises, panelled bath with shower attachment, fitted shower screen, combination vanity wash hand basin and WC. Tiled walls. Heated towel rail. Double glazed window.



##### First Floor

##### Bedroom One

12'7" x 10'2" (3.86 x 3.10)

Double glazed window. Radiator.



##### Bedroom Two

11'4" x 9'8" (3.46 x 2.96)

Double glazed window. Radiator. Cupboard housing gas central heating boiler.

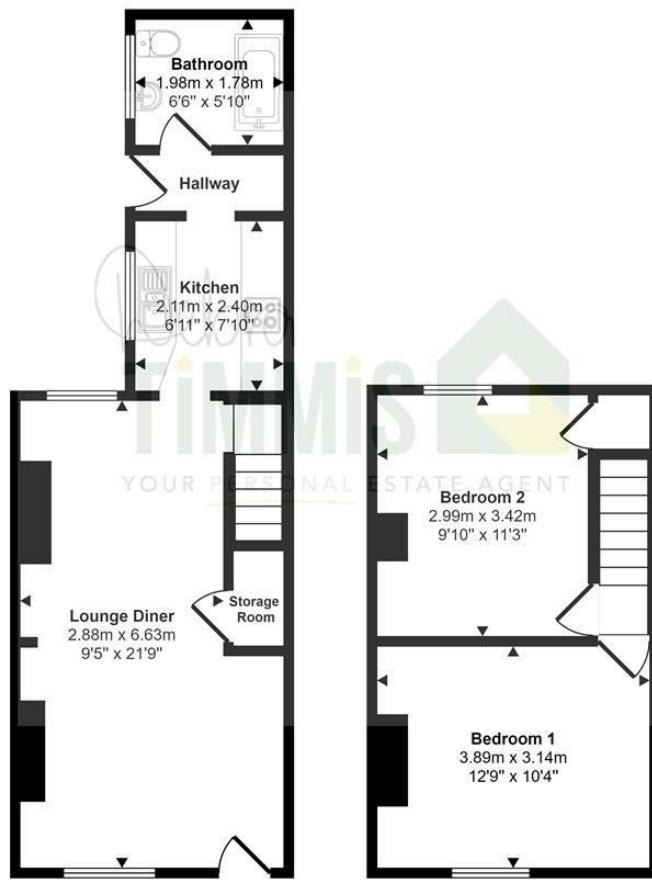


#### Externally

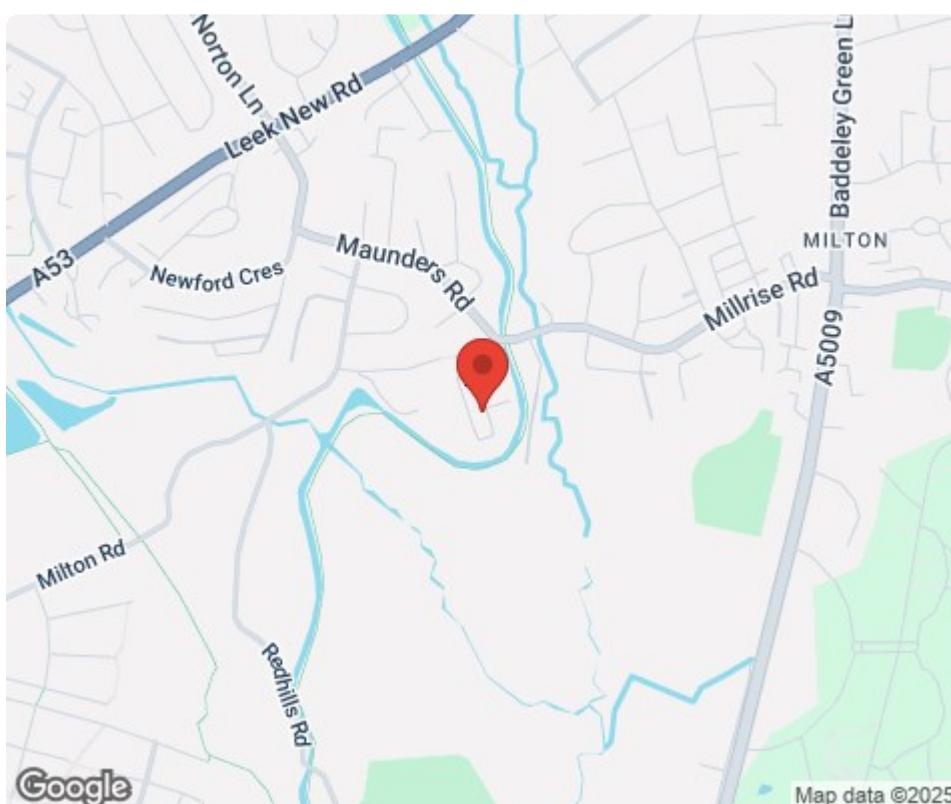
Enclosed rear yard with attached storage shed.



Approx Gross Internal Area  
61 sq m / 660 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	66
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC