

Millrise Road Milton Stoke-On-Trent ST2 7DN



Offers In Excess Of £170,000

Millrise Road, Milton, Stoke-On-Trent, ST2 7DN

Looking for a property RENOVATED through - then this 3 BED SEMI could be the one for you -

A HIGH SPEC this property does offer -

no jobs left for you to bother -

MODERN WHITE, STYLISH FITTED KITCHEN -

LANDSCAPED GARDEN, to entertain in -

BLOCK PAVED DRIVEWAY to park your car -

A PERFECT HOME, you would be proud to call "ours" -

Need to be quick if you wish to view -

Ring DEBRA TIMMIS ESTATE AGENTS & we will arrange it for you

Looking for a property where you do not need to lift a finger? This stunning property is just like a show home and its not to be missed. Situated on Millrise Road within the sought after village location in Milton, with excellent amenities close by. We are pleased to offer this beautifully presented semi detached house which has recently undergone a refurbishment program and is ready to move into. The accommodation briefly comprises of entrance hall, lounge, sitting/dining room with open-plan access into the stylish kitchen, utility and bathroom. On the first floor there is a landing, three bedrooms, WC and en-suite shower room. Gas central heating and UPVC double glazing. Landscaped rear garden and block paved driveway providing off road parking. No upward chain. Early viewing appointment comes strongly recommended to avoid being disappointed.

Entrance Hallway

Composite door to the front aspect. Coving to ceiling. Radiator.

Lounge

14'7" x 10'1" (4.45 x 3.09)

Double glazed bay window to front. Coving to ceiling. Wall mounted electric feature fire.

Sitting/ Dining Room

13'6" x 12'2" (4.14 x 3.73)

Double glazed French doors to the rear aspect. Radiator. Stairs off to first floor. Useful storage cupboard. Inset spotlights to ceiling and open access to kitchen.



Kitchen

12'9" x 7'6" (3.91 x 2.29)

Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Impressive fitted kitchen with a range of contemporary wall and base units, integrated appliances include four ring gas hob, built-in oven. Extractor hood. Stainless steel single drainer sink unit, mixer tap. Pat tiled splash backs. Panelled feature radiator. Coving to ceiling. Double glazed window to the side aspect. Inset ceiling spot lights.

Utility

4'0" x 5'1" (1.22 x 1.55)

Wall mounted boiler. Worktop with plumbing for automatic washing machine. Coving to ceiling. Loft access.

Bathroom

7'5" x 4'9" (2.27 x 1.45)

Beautifully presented contemporary white suite comprises, panelled bath with shower over, pedestal wash hand basin and low level WC. Fully tiled walls. Heated towel rail. Inset ceiling spot lights. Coving to ceiling. Double glazed window to the side aspect.



First Floor

Landing

Loft access.

Bedroom One

13'8" x 11'10" (4.17 x 3.63)

Double glazed window to the front aspect. Radiator. Feature surround. Access to the WC.



Separate WC

With low level WC and corner wash hand basin. Coving to ceiling.

Bedroom Two

12'5" max x 10'5" (3.81 max x 3.18)

Double glazed window to the rear aspect. Radiator. Feature surround. Coving to ceiling. Access to the en-suite shower room.



En-Suite Shower Room

White suite comprises, Triton shower, corner wash hand basin and low level WC. Coving to ceiling.

Bedroom Three

13'8" max x 7'11" (4.19 max x 2.43)

Double glazed window to the side and rear aspect. Radiator.

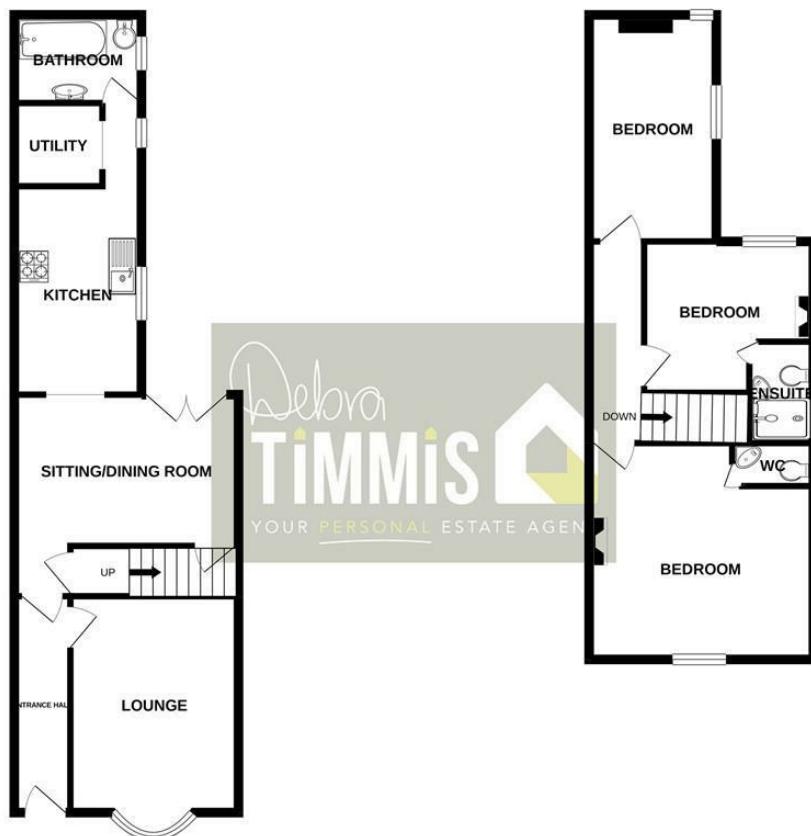
Externally

Landscaped rear garden with decked patio seating area. Gravelled and stepping stone feature walkway with gated access to low maintenance block paved parking area. The access to this parking area is via a shared entry at the rear.



GROUND FLOOR

1ST FLOOR



**Debra
TiMMiS**
YOUR PERSONAL ESTATE AGENT

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and 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 treated 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) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		36
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		