

**Roseland Crescent Milton Stoke-On-Trent ST2 7BQ**



**Offers In Excess Of £175,000**



## Roseland Crescent, Milton, Stoke-On-Trent, ST2 7BQ

This jewel of a property we are delighted to sell -  
Offering great family sized accommodation, try not to yell -  
With a spacious lounge, conservatory & dining kitchen to eat -  
Plus THREE DELIGHTFUL BEDROOMS, this home is a real treat -  
Modern bathroom with bath & separate shower too -  
Useful utility and a ground floor loo -  
Stunning sunset views & enclosed garden to the rear -  
And located in Milton means amenities are all near -  
If this sounds like the ideal new home for you -  
Pick up the phone and call us to arrange to view!

This delightful family home offers a perfect blend of comfort and practicality, providing ample space for family living. As you enter, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining, where you can enjoy the stunning evening sunsets. . The home boasts three generously sized bedrooms, ensuring that there is plenty of room for family members or guests. The well-appointed bathroom adds to the convenience of daily living.

One of the standout features of this property is the lovely conservatory, which invites an abundance of natural light. This area is perfect for unwinding after a long day or hosting gatherings with friends and family. Additionally, the utility room provides practical storage and laundry solutions, enhancing the overall functionality of the home.

The property is set in a friendly neighbourhood, making it an ideal choice for families seeking an affordable yet spacious home. With its good-sized bedrooms and inviting living spaces, this residence is sure to meet the needs of modern family life.

### ENTRANCE HALL

Entrance door. Radiator. Stairs to first floor off.

### LOUNGE

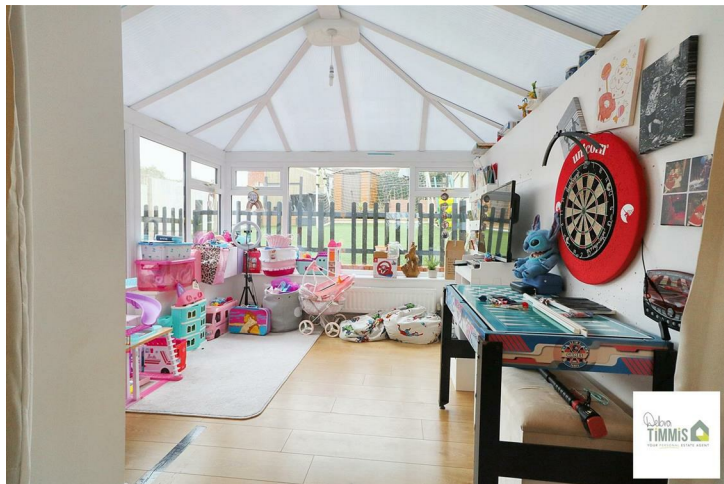
10'5 x 19'7 (3.18m x 5.97m)

UPVC double glazed bowed window to front elevation. Two radiators. Television point. Leading to.....

### CONSERVATORY

9'4 x 9'5 (2.84m x 2.87m)

Brick base with UPVC double glazed window. French doors leading to rear garden. Laminated flooring. Radiator.



### DINING KITCHEN

11'2 x 11'4 (3.40m x 3.45m)

Stainless steel single drainer sink unit with cupboard below. Range of work surfaces having drawers and cupboards below. Matching wall mounted units. Built in four ring gas hob with extractor over, Built in electric double oven. Built in separate fridge and freezer. Two UPVC double glazed windows to front and side elevations. Down lighting. Part tiled walls. Tiled floor. Radiator. Under stairs cupboard.

### UTILITY

8'0 x 7'7 max (2.44m x 2.31m max)

UPVC side entrance door. UPVC double glazed window to front elevation. Tiled floor. Radiator. Baxi combi boiler. Work top having plumbing for automatic machine and space for dryer.

### SEPARATE W.C.

Comprising low level W.C. Tiled floor. UPVC double glazed window.

### LANDING

Loft access.

### BEDROOM ONE

13'7 x 11'5 (4.14m x 3.48m)

UPVC double glazed window to front elevation. Radiator.

### BEDROOM TWO

10'3 x 10'6 (3.12m x 3.20m)

UPVC double glazed window to front elevation. Radiator.



### BEDROOM THREE

10'4 x 8'10 (3.15m x 2.69m)

UPVC double glazed window to rear elevation. Radiator.





## BATHROOM

11'2 x 5'6 (3.40m x 1.68m)

Comprising modern white suite having panelled bath with mixer taps. Pedestal wash hand basin. Low level W.C. Separate, fully tiled, shower cubicle. Radiator. UVC double glazed window to side elevation. Part tiled walls. Cushion flooring.



## OUTSIDE

Front garden area. Please note there is NO dropped Kerb.

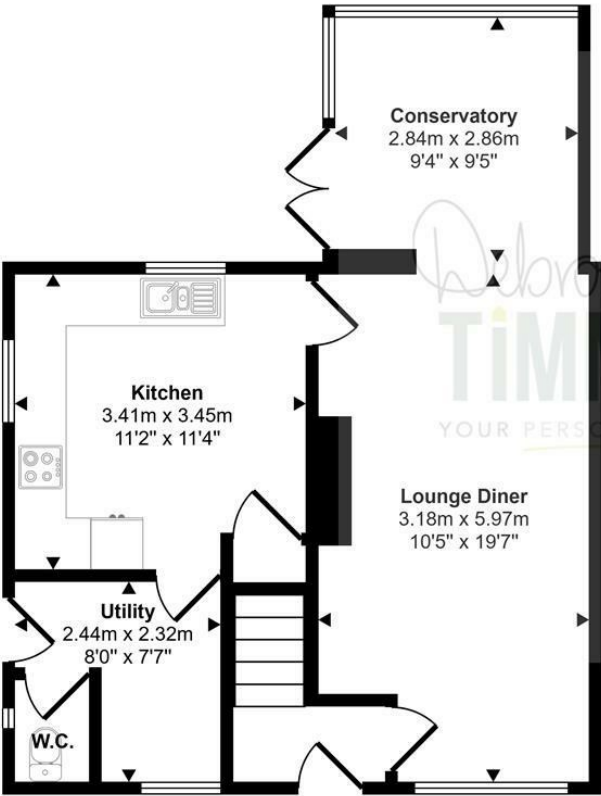
Enclosed side and rear garden, side laid to flags, rear enclosed by fencing, artificial grass and decked patio area.



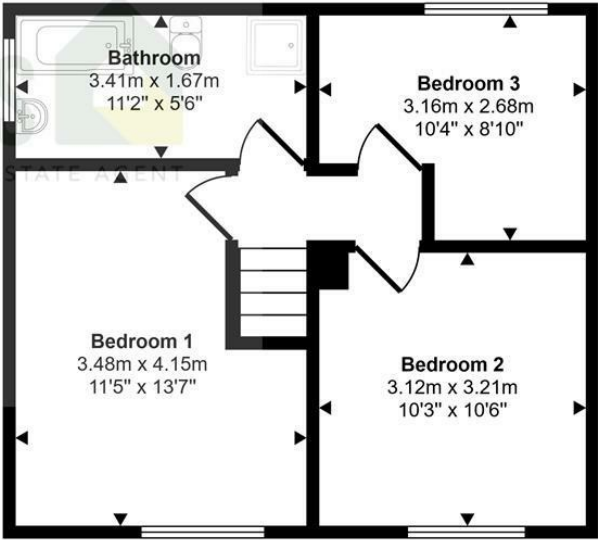
Please note: This property is being offered for sale by a family member related to Debra Timmis Estate Agents.



Approx Gross Internal Area  
89 sq m / 958 sq ft



Ground Floor  
Approx 49 sq m / 523 sq ft



First Floor  
Approx 41 sq m / 436 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		
(81-91) B		83
(69-80) C	69	
(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

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