

**Bronte Grove Milton Stoke-On-Trent ST2 7QF**



**Offers In Excess Of £150,000**



## Bronte Grove, Milton, Stoke-On-Trent, ST2 7QF

SOMEONE'S KNOCKING ON THE DOOR, Someone's ringing the bell,  
There'll be a queue of people wanting to view this property we're delighted to sell.  
This lovely TWO BEDROOM property soon could be your home  
With plenty of potential for you to make it your own.  
There's a lounge and breakfast kitchen to the ground floor  
Beautiful rear garden for you to adore  
So what are you waiting for, do not delay,  
Pick up the phone and arrange to view today!

Nestled in the sought-after area of Bronte Grove, Milton, this charming mid-townhouse presents a wonderful opportunity for both first-time buyers and investors alike. The property boasts two well-proportioned bedrooms, making it ideal for small families or those looking to downsize. Upon entering, you are welcomed by a convenient entrance porch that leads into a spacious lounge, perfect for relaxation and entertaining guests. The fitted breakfast kitchen is a delightful space, offering both functionality and comfort for your culinary adventures.

The first floor features a well-appointed bathroom, ensuring that all essential amenities are easily accessible. Outside, the property benefits from off-road parking, providing added convenience, and an enclosed rear garden, which offers a private outdoor space for leisure and enjoyment. Situated in a quiet cul-de-sac, this home enjoys a peaceful setting while remaining close to local amenities and transport links. With no upward chain, this property is ready for you to move in and make it your own. We highly recommend viewing this delightful townhouse to fully appreciate its potential and charm.

### Entrance Porch

Upvc door. Radiator. Laminate flooring. Double glazed window.

### Lounge

16'1" x 11'8" narrowing to 8'10" (4.92 x 3.58 narrowing to 2.71)  
Double glazed window to the front aspect. Feature surround inset and hearth housing gas fire. Laminate flooring. Radiator. Stairs off to the first floor.



### Breakfast Kitchen

11'9" x 7'10" (3.59 x 2.39)

Well 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. Integrated, microwave, fridge and freezer. Plumbing for automatic washing machine. Double glazed window and double glazed French doors with access into the rear garden. Useful storage cupboard. Space for breakfast table.



### First Floor

#### Landing

Storage cupboard.

#### Bedroom One

11'8" narrowing to 8'3" x 11'1" (3.58 narrowing to 2.53 x 3.39)

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



#### Bedroom Two

9'11" x 6'7" (3.04 x 2.03)

Double glazed window to the rear aspect. Radiator.





### Bathroom

9'9" x 4'8" (2.99 x 1.44)

White suite comprises, panelled bath with Mira shower unit over, pedestal wash hand basin and low level WC. Radiator. Double glazed window.

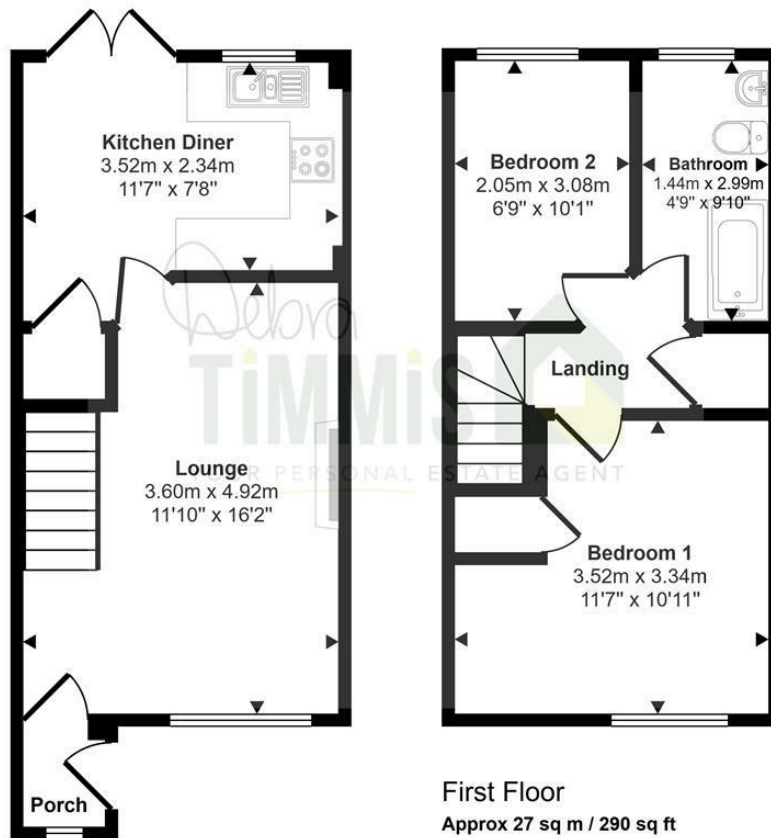
### Externally

To the front aspect there is a driveway providing off road parking. There is an additional parking space which is allocated across the road. Enclosed rear garden with patio/seating area. Lawn garden with well stocked borders.



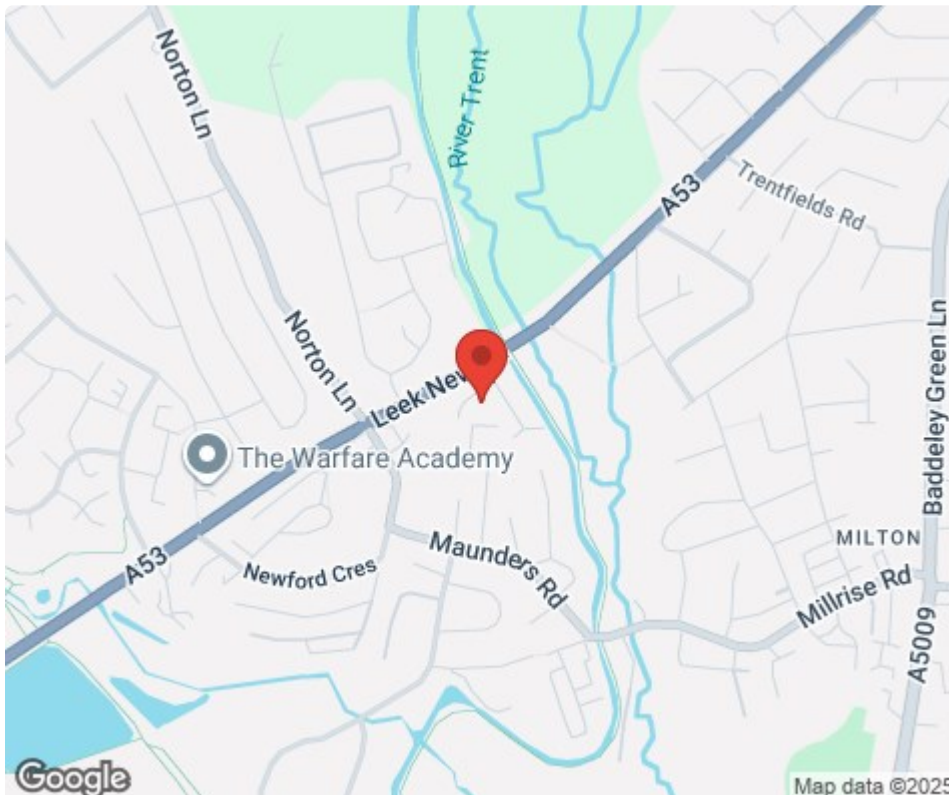


Approx Gross Internal Area  
55 sq m / 587 sq ft



**Ground Floor**  
Approx 28 sq m / 297 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: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(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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