

Maunder's Road Milton Stoke-On-Trent ST2 7DU



Offers In The Region Of £165,000

Maunders Road, Milton, Stoke-On-Trent, ST2 7DU

Opportunities such as this come along once in a blue moon -
So you'd better act quick and call us soon -
This family property based in Milton is absolutely stunning -
So I'm sure potential buyers will quickly come running. -
It's a beautiful FOUR BED family home -
There's so much space for you to call your own -
So what are you waiting for, you know what to do -
Call the team at DEBRA TIMMIS and arrange to view.

Struggling to find your perfect family sized home that ticks all your boxes and all within a highly popular village location? Well, look no further! This accessible much loved home could be the perfect match! Inside the property it is easy to picture how your family could benefit from the spacious and beautifully laid out accommodation. This charming and characterful property was built around 1848 and now offers versatile accommodation throughout. On the ground floor you are welcomed by the entrance porch, open-plan lounge/sitting/dining area, additional dining room, good sized kitchen, lobby, shower room and enclosed yard with double doors. On the first floor there are four bedrooms. Double glazed and central heating. Low maintenance gardens and garage. No upward chain. Early internal inspection is highly recommended.

Entrance Porch

Double glazed windows and double glazed door. Tiled floor.

Open-Plan Lounge/Sitting/Dining Room

Versatile and spacious family living area comprises;



Lounge/Sitting Area

27'10" into alcove x 10'8" max (8.49 into alcove x 3.27 max)

Feature fireplace which extends to TV and display area housing gas fire. Two double glazed windows to the front aspect. Archway to the dining area.

Dining Area

12'6" x 8'8" (3.83 x 2.66)

Feature seating area. Space for dining table. Double glazed patio door with access into the rear yard.

Dining Room

9'6" to chimney x 8'9" (2.92 to chimney x 2.67)

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



Breakfast Kitchen

22'9" max narrowing to 12'7" x 12'4" max narrowing (6.95 max narrowing to 3.85 x 3.77 max narrowing to)

Three double glazed windows. Sink unit. Worktops incorporating drawers and cupboard below. Two radiators. Tiled walls and tiled floor. Access to the stairs to the first floor

Lobby

Side door access leading to the enclosed yard with double doors..

Shower Room

6'3" x 5'9" (1.93 x 1.76)

Modern suite comprises, walk-in shower with shower unit, pedestal wash hand basin and low level WC. Sore cupboard. Double glazed window.



Enclosed Yard

23'10" x 6'11" (7.28 x 2.13)

Tiled floor. Double doors with access into the rear garden.

First Floor

Bedroom One

13'11" into alcove x 10'7" (4.25 into alcove x 3.25)

Double glazed window. Radiator. Built-in storage cupboard.



Bedroom Three

13'6" into alcove x 10'7" (4.14 into alcove x 3.24)

Double glazed window. Radiator.

Bedroom Two

11'3" to robe x 8'8" (3.45 to robe x 2.65)

Two double glazed windows to the rear aspect. Built-in wardrobes. Access into the bedroom three.

Bedroom Four

8'8" to robe x 8'8" (2.66 to robe x 2.66)

Double glazed window. Radiator. Built-in wardrobes.

Externally

Elevated position with steps up to the low maintenance feature garden. To the rear aspect there is a good sized rear garden with patio/seating areas. Paved walkway with access to an additional seating area.

Storage Shed/Work Store

12'4" x 9'1" (3.77 x 2.78)

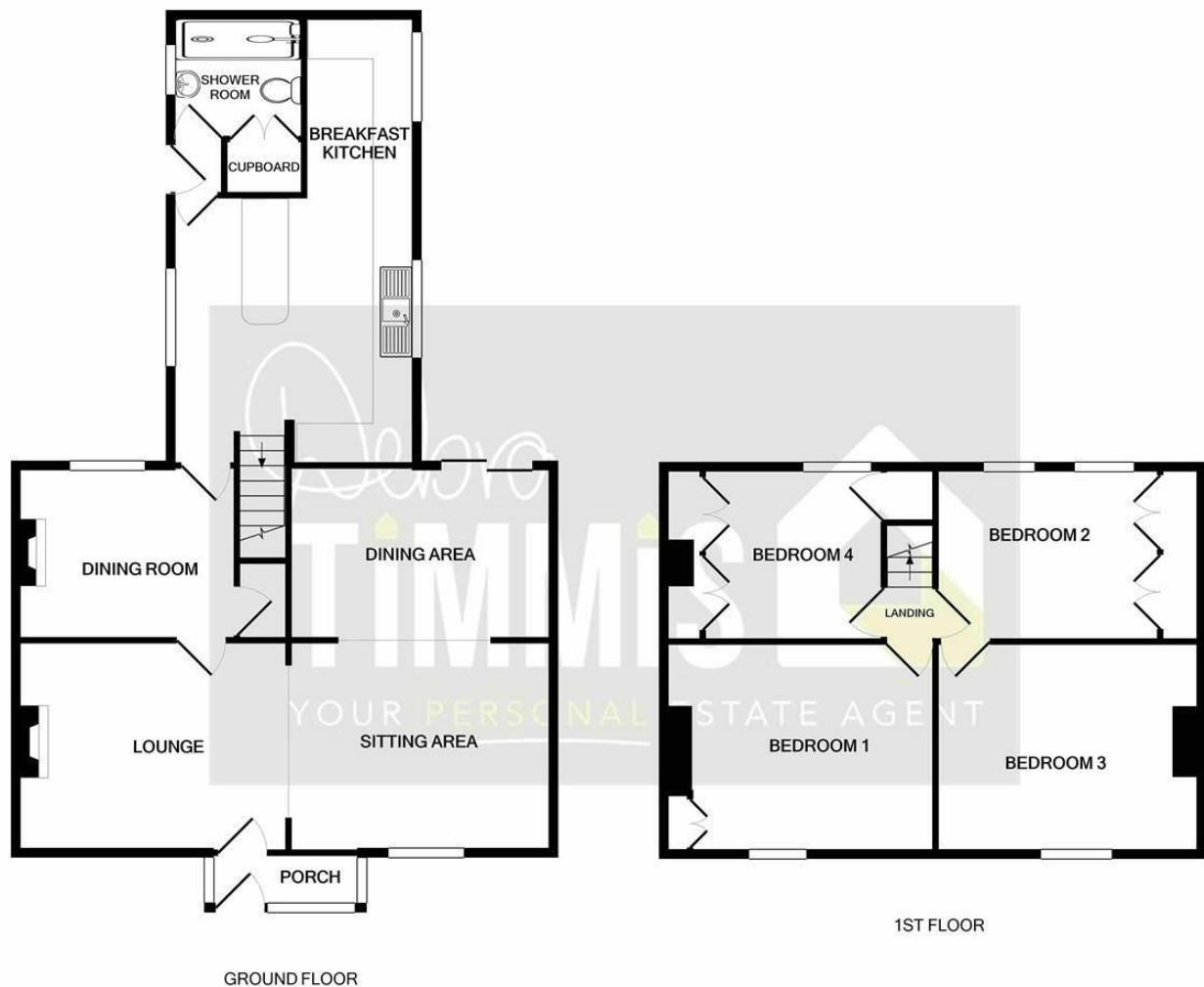
Power and lighting installed.

Garage

15'1" x 8'8" (4.61 x 2.65)

With up and over door. Power and light. Radiator.





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) A		83
(81-91) B		
(69-80) C		62
(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
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

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