

Newford Crescent Milton Stoke-On-Trent ST2 7EQ



£75,000

Newford Crescent, Milton, Stoke-On-Trent, ST2 7EQ

A FIRST FLOOR FLAT with a LOVELY GARDEN and PARKING we have for you -
It's BEAUTIFULLY PRESENTED all the way through -
With a MODERN BATHROOM & FITTED KITCHEN you'll adore -
Plus TWO GOOD SIZED BEDROOMS, need I say more -
Ideal as a STARTER, INVESTMENT or RETIREMENT home -
So do not delay, pick up the phone -
The team at Debra Timmis are waiting to hear from you -
Make sure you're quick and arrange to view!

Whether you are a first time buyer, potential landlord or just fancy living in Milton. This beautifully presented first floor flat offers spacious accommodation through-out comprises, entrance lobby, first floor landing, lounge, fitted kitchen, two bedrooms and bathroom. Double glazing and central heating. Ideally situated within walking distance of Milton Village, close to local amenities, schools and commuter links. There is a generous garden and parking at the rear. No upward chain. Early internal inspection highly recommended.

Ground Floor

Upvc door to the side aspect. Stairs off to the first floor.

First Floor

Landing

Double glazed window to the side aspect. Wood effect laminate flooring. Radiator.

Lounge

13'7" x 12'3" (4.16 x 3.74)

Double glazed window to the rear aspect. Radiator. Wood effect laminate flooring. Coving to ceiling.



Kitchen

9'11" x 7'7" (3.03 x 2.32)

Double glazed window to the front aspect. Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel single drainer sink unit, mixer tap. Part tiled splash backs. Wall mounted central heating boiler. Space for appliances. Tiled floor.

Bedroom One

11'2" x 9'11" (3.41 x 3.04)

Double glazed window to the front aspect. Radiator. Wood effect laminate flooring. Useful storage cupboard/wardrobe. Coving to ceiling.



Bedroom Two

10'0" x 8'7" (3.05 x 2.63)

Double glazed window to the rear aspect. Radiator. Built-in wardrobe.



Bathroom

9'10" x 4'11" (3.01 x 1.50)

Double glazed window to the front aspect. Suite comprises, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Tiled floor. Radiator.



Externally

To the rear elevation the garden area is laid to lawn with a decorative patio/seating area. Parking at the rear via shared access.

Agents Notes

This is a Leasehold property we have been advised that the lease is for 99 years with a service charge £20.00 PA. Any interested parties are advised to make their own enquiries.





GROUND FLOOR
APPROX. FLOOR
AREA 51 SQ.FT.
(4.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 619 SQ.FT.
(57.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 671 SQ.FT. (62.3 SQ.M.)

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 | | |
| (81-91) B | 78 | 82 |
| (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 | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | 76 | 79 |
| (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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