



Leek Road, Milton,  
Stoke-on-Trent

 **OneAgency**

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# Offers in Region of £240,000

An impressive three bedroom extended semi-detached property in the village location of Milton. This property benefits from an extended open plan kitchen/living/diner, master bedroom with walk in shower and fantastic views to the rear. Located walking distance to the village with plenty of amenities, directly on the bus route and close to excellent rated schools. The property would be ideally suited to first time buyers or a family looking to upsize. Viewing is highly advised!





## Ground Floor

### Hallway

1.16m x 1.15m (3' 10" x 3' 9") A composite front door, radiator and tiled flooring.

### Lounge

4.56m x 3.42m (15' 0" x 11' 3") A double glazed box window to the front, gas fireplace and surround, radiator and laminate flooring.

### Open Plan Kitchen/Living Space

8.47m x 4.06m (27' 9" x 13' 4")

### Kitchen

4.07m x 2.44m (13' 4" x 8' 0") A range of wall and base units with worktops, inset sink basin with mixer tap, integral oven and gas hob rings with extractor hood over, plumbing for a washing machine, space for a fridge/freezer, breakfast bar area and karndeian flooring.

### Living Space

5.48m x 4.06m (18' 0" x 13' 4") A double glazed window to the rear, lantern sky light, UPVC door to the side, radiator and karndeian flooring.

### Guest W/C

A low level W/C and vinyl flooring.

## First Floor

### Bedroom One

3.54m x 2.65m (11' 7" x 8' 8") A double glazed window, radiator and carpet flooring.

### Bedroom Two

3.45m x 1.86m (11' 4" x 6' 1") A double glazed window, radiator and carpet flooring.

### Bathroom

2.49m x 1.71m (8' 2" x 5' 7") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, chrome towel radiator, double glazed window and vinyl flooring.

## Second Floor

### Bedroom Three

4.06m x 3.08m (13' 4" x 10' 1") A double glazed window, walk in shower unit with glass screen, radiator and carpet flooring.

### External

Front - A block paved driveway for off road parking, storage space and Indian stone patio to the front door.

Rear - An Indian stone patio area, pond with decked border, decking area and gated access onto fields to the rear.

### Office/Gym/Outhouse

3.60m x 2.37m (11' 10" x 7' 9") A space which can be utilised for either office, gym or storage with electric power, lighting, double glazed window and UPVC door.

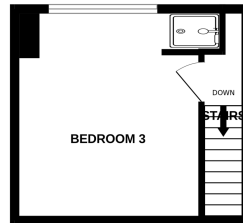
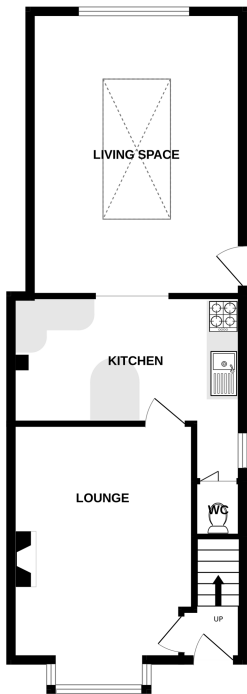
## AGENTS NOTES

The council tax is band B. The local authority is Stoke-on-Trent.

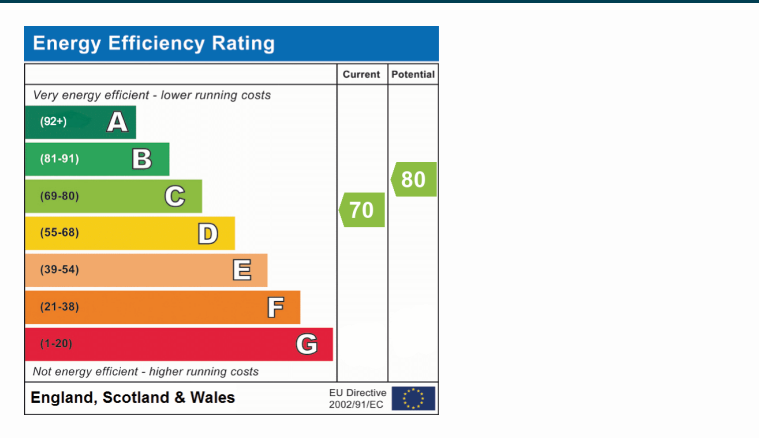
GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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