



Caton Crescent,  
Milton



**OneAgency**

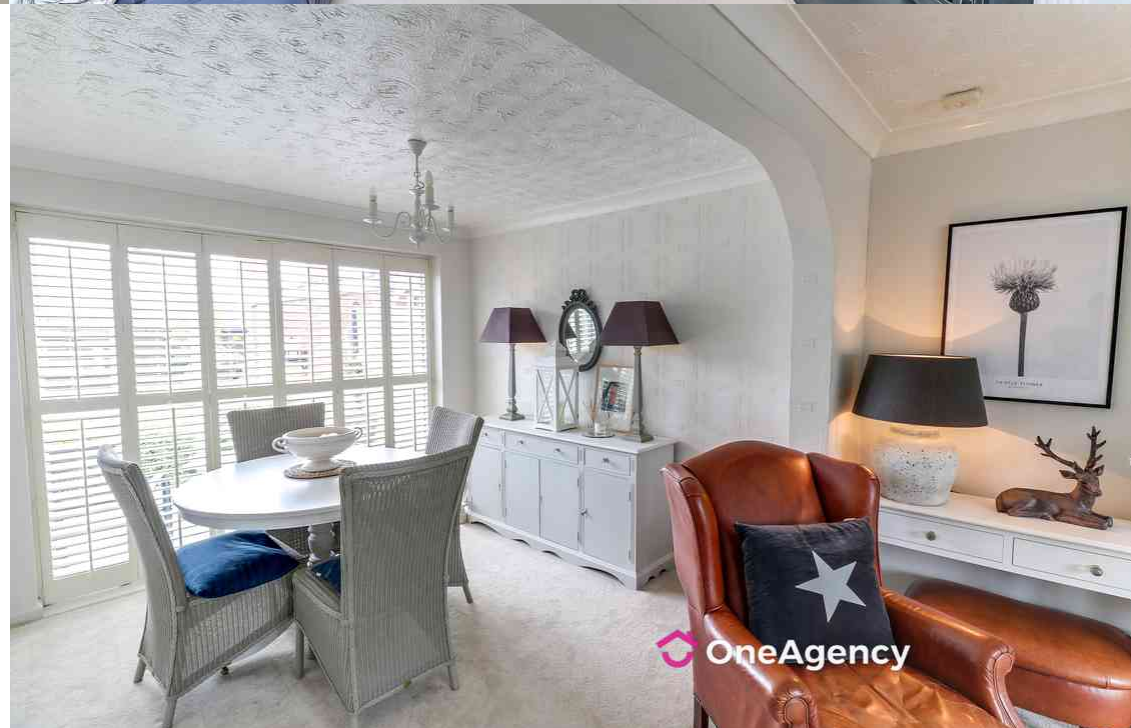
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# Offers in Excess of £225,000

Well presented link detached house, situated in the popular residential location of Milton. The property benefits from a carport with electric roller shutter door and detached garage. The property is offered with no chain involvement and benefits from far reaching views to the rear and attractive rear garden.





## GROUND FLOOR

### ENTRANCE HALLWAY

Stairs to first floor, laminate flooring, door to front, radiator, under stairs storage.

### LIVING/DINING ROOM

6.91m max x 3.52m narrowing to 2.78m (22' 8" x 11' 7") Double glazed window to front, double glazed sliding patio doors to rear, gas living flame fire.

### KITCHEN

2.88m x 2.33m (9' 5" x 7' 8") Modern fitted kitchen comprising of integral fridge, separate freezer, integral washer, fitted oven and hob with extractor fan above, sink and drainer unit with mixer tap, double glazed window to rear, laminate flooring.

## FIRST FLOOR

### LANDING

Double glazed frosted window to side, built in storage area with Combi boiler.

### BEDROOM ONE

2.86m x 2.64m (9' 5" x 8' 8") Double glazed window to front, radiator, fitted wardrobe and storage space.

### BEDROOM TWO

2.91m x 2.75m (9' 7" x 9' 0") Double glazed window to rear, radiator, built in storage area, access to loft.

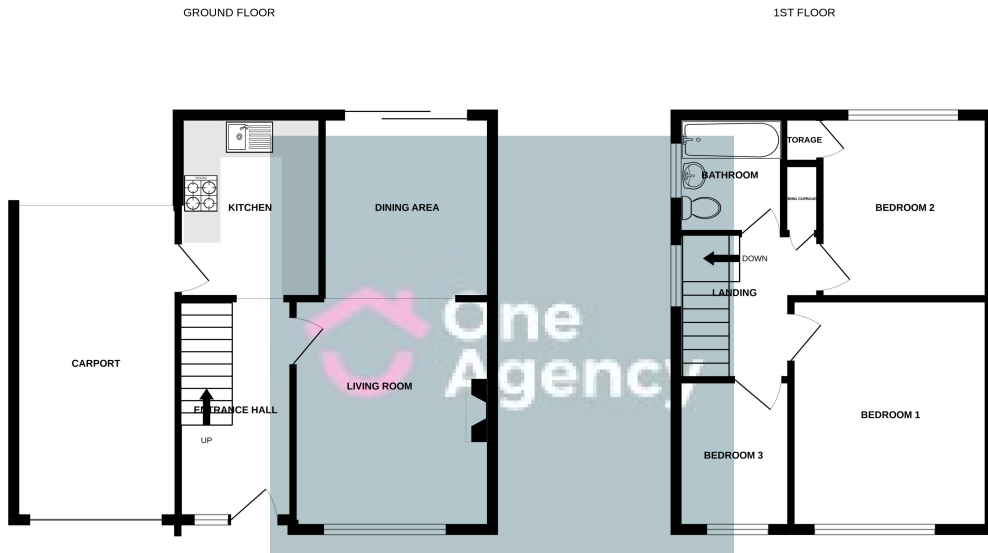
### BEDROOM THREE

1.88m x 2.45m (6' 2" x 8' 0") Double glazed window to front, radiator.

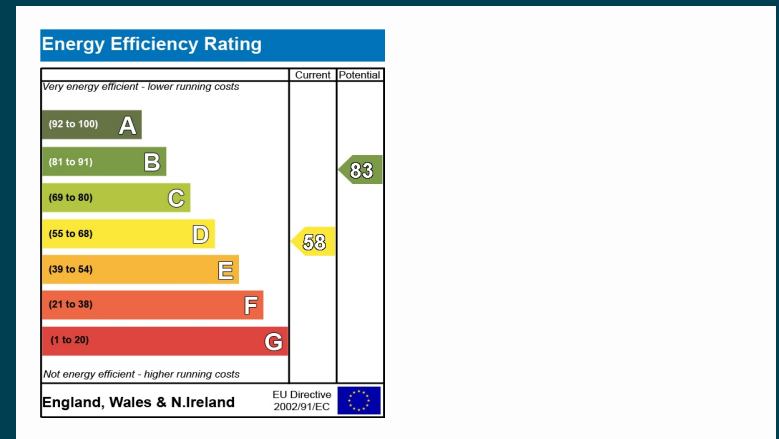
### BATHROOM

1.67m x 1.92m (5' 6" x 6' 4") Double glazed frosted window to side, panelled bath with electric shower over, hand wash basin and WC, heated towel rail, tiled walls.





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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