



Caton Crescent,
Milton



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £220,000

A spacious three bedroom linked-detached house, which benefits from a two-storey rear extension, providing a substantial main bedroom to the first floor and generous living space to the ground floor. Situated in the popular residential area of Milton, the property also benefits from off-road parking, a brick-built garage and is offered for sale with no onward chain.





Entrance Hallway

Door to front, stairs to first floor, radiator, understairs storage.

Living / Dining Room

Double glazed window to the front, two radiators, feature fireplace, doors into kitchen

Kitchen

Door to side, double glazed windows to side and rear. Sliding patio doors to rear. Fitted with a range of wall, base and drawer storage units, sink and drainer unit, mix with mixer tap, fitted oven and hob with extractor above, integrated appliances including dishwasher, fridge and freezer.

Landing

Double glazed window to the side.

Master Bedroom

Double glazed window to the rear and side, two radiators, fitted wardrobes, storage with boiler, access to loft.

Bedroom 2

Double glazed window to the front, fitted wardrobes, radiator.

Bedroom 3

Double glazed window to the front, fitted wardrobes.

Bathroom

Double glazed window to side, radiator, bathroom suite comprising of bath, WC, hand wash basin, separate shower cubicle with mains shower.

Outside

Off road parking, brick built garage and low maintenance enclosed rear garden.

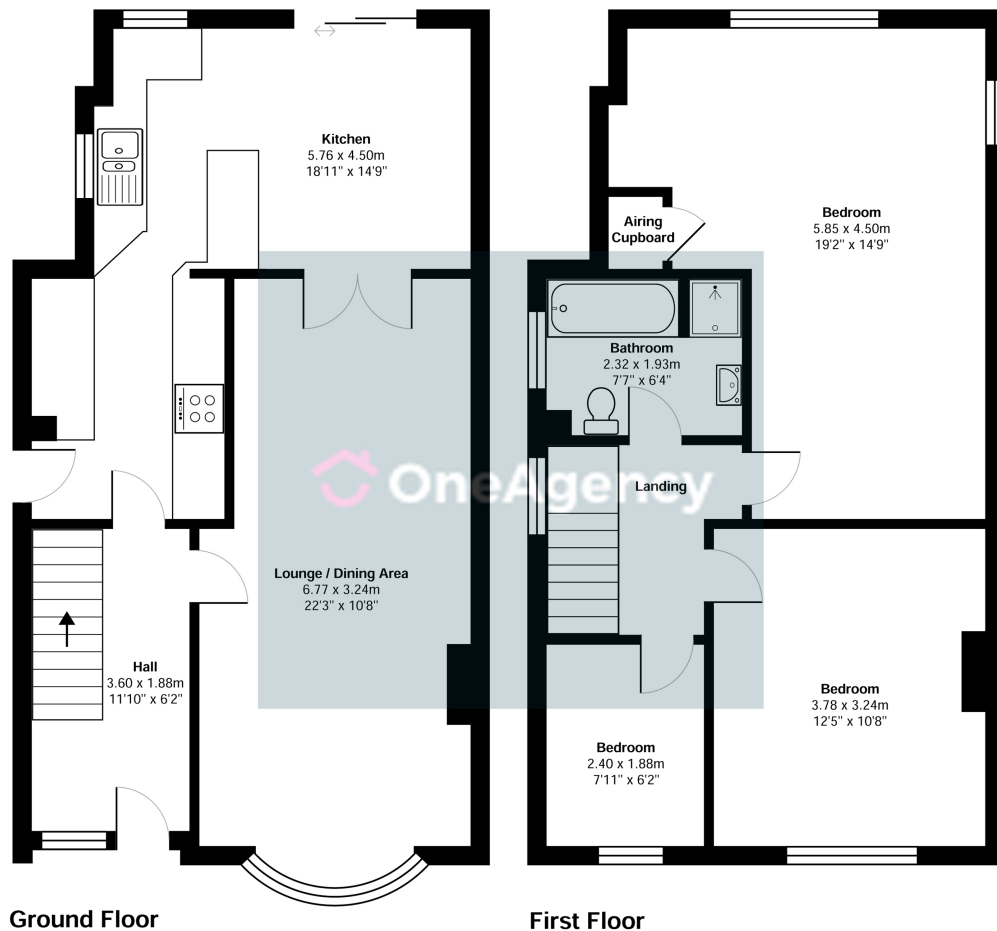
Agents Notes

Stoke on Trent Council Tax Band D

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.





All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



OneAgency, Stone House 55 Stone Road Business Park, Stoke-on-Trent, ST4 6SR
01782 970222

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.