



## 7 Cope Street Milton, Stoke-On-Trent, ST2 7DT

You won't be able to COPE if you let this beautiful and spacious mid terraced property on COPE Street pass you by! Lovingly maintained by its current owners the accommodation comprises to spacious reception rooms, modern fitted kitchen, two bedrooms and first floor contemporary bathroom. Externally the property benefits from a landscaped rear garden with an artificial lawned area and gravelled pathway. Located in the popular village of Milton, close to local amenities, excellent schooling and easy access to the canal towpaths. Sold with no upward chain, it's ready and waiting for the taking, see I told you, you wouldn't COPE if this property escapes your grasp!!!! Call and book a viewing today.

**Asking price £99,950**

# 7 Cope Street

Milton, Stoke-On-Trent, ST2 7DT



- BEAUTIFUL MID TERRACED
- MODERN FITTED KITCHEN
- LANDSCAPED REAR GARDEN
- NO UPWARD CHAIN
- CUL-DE-SAC LOCATION
- TWO BEDROOMS
- WALKING DISTANCE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- CLOSE TO THE CANAL TOWPATHS

## GROUND FLOOR

### Dining Room

12'0" x 11'10" (3.67 x 3.61)

The property has a wooden entrance door to the front aspect coupled with a double glazed window. Open brick built fireplace. Radiator.

### Lounge

12'10" x 12'0" (3.92 x 3.66)

A double glazed window overlooks the rear aspect. Fireplace housing electric fire. Television point and radiator. Under stairs storage cupboard and stairs leading to first floor.

### Kitchen

13'2" x 6'3" (4.03 x 1.92)

A double glazed window overlooks the side aspect coupled with a double glazed access door leading out to the rear garden. Fitted with a range of wall

and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Freestanding gas cooker and space for fridge/freezer and plumbing for washing machine. Radiator.

## FIRST FLOOR

### First Floor Landing

Storage cupboard.

### Bedroom One

12'11" x 11'11" (3.94 x 3.65)

A double glazed window overlooks the rear aspect. Storage cupboard with loft access hatch. Radiator.

### Bedroom Two

11'10" x 8'8" (3.62 x 2.66)

A double glazed window overlooks the front aspect. Fitted wardrobes and radiator.

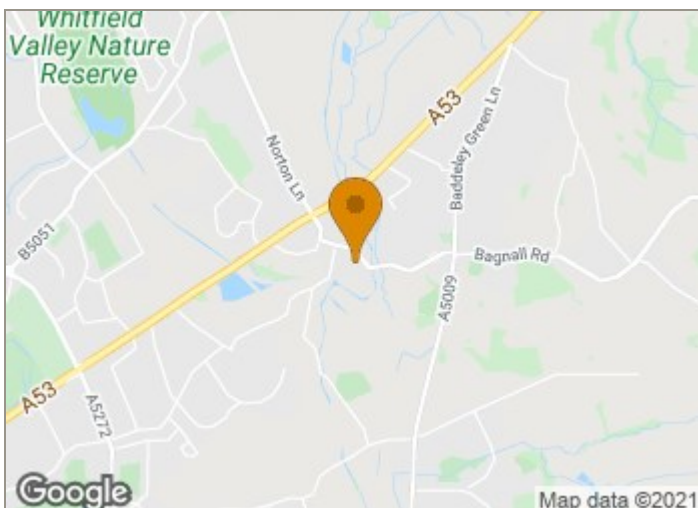
## Bathroom

8'3" x 6'0" (2.52 x 1.84)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and radiator.

## EXTERIOR

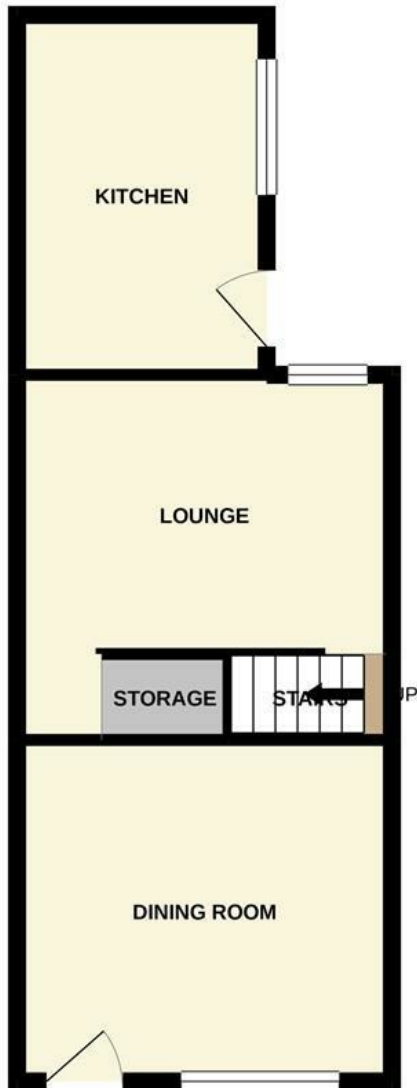
To rear the garden is laid to artificial lawn and gravelled pathway with paved stepping stones. Gated access to the rear.



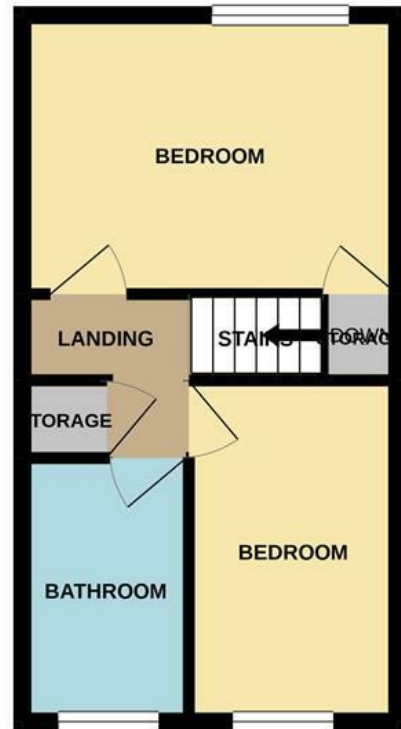


# Floor Plan

GROUND FLOOR



1ST 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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