



## 2 Foxley Lane

Milton, Stoke-On-Trent, ST2 7EH

The FOX is cunning and fearless, it always manages to get its prey! Be like a FOX and be first in line to pounce on this beautiful semi detached property of FOXley Lane. Sitting on a sizeable plot in the sought after village of Milton and sold with no upward chain its one you want to have in your sights. The accommodation comprises a fitted kitchen, lounge, two double bedrooms and family bathroom. Externally the property benefits from manicured lawned gardens to the front and rear with flower bed borders and a sweeping driveway leading to a double garage. Located in the village of Milton within walking distance to local amenities, canal towpaths, commuter links to the main town centre and excellent schooling. Be cunning, be fearless, be like a FOX, call today and book your viewing!

**£149,950**

# 2 Foxley Lane

Milton, Stoke-On-Trent, ST2 7EH



- WELL MAINTAINED SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- DOUBLE GARAGE
- FITTED KITCHEN
- FAMILY BATHROOM
- NO UPWARD CHAIN
- GOOD SIZED LOUNGE
- AMPLE OFF ROAD PARKING
- EARLY VIEWING TO AVOID DISAPPOINTMENT

## GROUND FLOOR

### Entrance Hall

7'10" x 3'7" (2.39 x 1.10)

A UPVC door to the side aspect. Door to storage cupboard and radiator.

### Lounge

15'11" x 10'9" (4.87 x 3.28)

A double glazed window to the front aspect. Electric fireplace and radiator. Television point and stairs to the first floor.

### Kitchen

10'9" x 8'3" (3.28 x 2.54)

A UPVC door to the rear aspect and double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset sink with mixer tap and side drainer, coordinating work surface areas and partly tiled walls. Space for a gas cooker and space for a fridge/freezer. Plumbing for a washing machine and boiler. Radiator.

## FIRST FLOOR

### Landing

11'0" x 5'6" (3.36 x 1.69)

Stairs from the ground floor. Loft access and radiator. Door to storage cupboard.

### Bedroom One

10'4" x 9'8" (3.17 x 2.97)

A double glazed window to the front aspect. Fitted wardrobes, radiator and telephone line.

### Bedroom Two

10'9" x 8'8" (3.28 x 2.66)

A double glazed window to the rear aspect. Radiator.

### Bathroom

8'4" x 4'11" (2.55 x 1.52)

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

## EXTERIOR

The property benefits from a corner plot. the front of the property has a gravelled drive way for off road parking and manicured lawn. The side of the property is gravelled with gated access leading to the rear which is has a paved patio and lawn with mature hedge borders.

### Double Garage

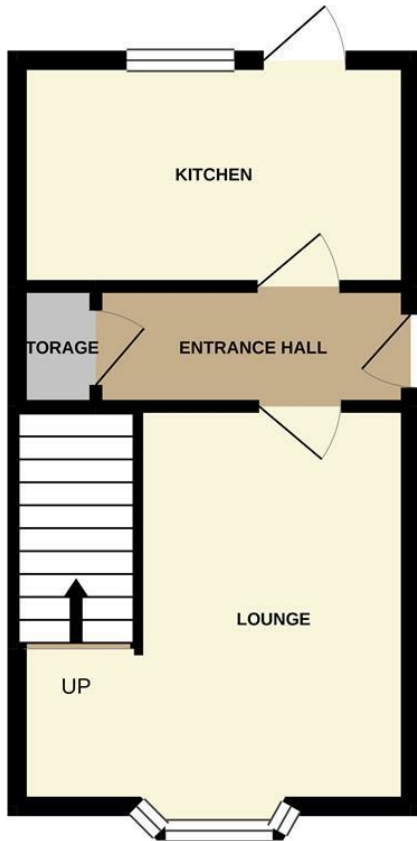
Up and over doors to the front aspect, door to the side aspect and window to the side aspect. Power and light.



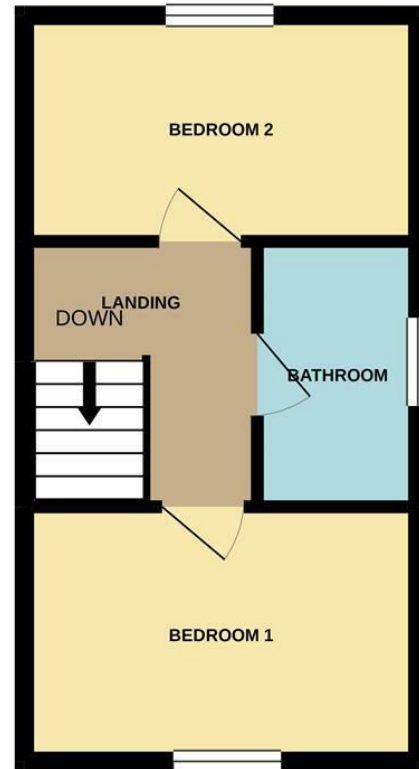


# Floor Plan

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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| Energy Efficiency Rating                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           | (82 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           | (69-81) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           | (55-68) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           | (39-54) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           | (21-38) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           | (11-20) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |   |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           | England & Wales   |  | EU Directive 2002/91/EC |           |