



60 Caton Crescent

Milton Stoke-On-Trent, ST6 8XQ

You will feel like the cat who got the cream and you will be grinning from ear to ear, once you set your eyes on this superb, link-detached home on Caton Crescent, in Milton. Beautifully maintained and spacious throughout, the accommodation on offer comprises of a large lounge, huge conservatory with glass roof lantern, modern fitted kitchen and downstairs cloakroom, to the ground floor. To the first floor you will find three DOUBLE bedrooms and a contemporary bathroom. Externally, the property benefits from off road parking to the front and a tiered fully enclosed rear garden. Located in the popular area of Milton with excellent commuter links and nearby amenities. This one is simply puuuuurrrfect! Therefore do not delay, contact us today to book a viewing.

Offers in excess of £230,000

60 Caton Crescent

Milton, Stoke-On-Trent, ST6 8XQ



- SPACIOUS LINK DETACHED HOME
- LARGE LOUNGE
- FAMILY BATHROOM
- GARAGE
- IMMACULATE CONDITION
- HUGE CONSERVATORY WITH GLASS ROOF LANTERN
- FULLY ENCLOSED REAR GARDEN
- FITTED KITCHEN
- THREE DOUBLE BEDROOMS WITH WARDROBES
- PRIVATE DRIVEWAY

GROUND FLOOR

Entrance Hall

10'1" x 8'1" (3.08 x 2.47)

UPVC double glazed door and window to the front aspect. Radiator and under-stair cupboard.

Cloakroom

6'1" x 2'10" (1.86 x 0.88)

A double glazed window overlooks the side aspect. Low Level W.C, wash hand basin and radiator.

Lounge

21'3" x 11'6" (6.50 x 3.52)

A double glazed bay window overlooks the front aspect and double glazed patio doors lead into the conservatory. Gas fireplace, TV and radiator.

Kitchen

10'6" x 9'0" (3.21 x 2.76)

A double glazed window looks into the conservatory. UPVC door to the side leading into the garage. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer.

Coordinating work surface areas and partly tiled walls. Appliances include, freestanding gas oven and hob and under counter fridge.

Plumbing and space for a washing machine. Radiator.

Conservatory

18'8" x 9'4" (5.69 x 2.85)

Double glazed patio doors to the garden and windows to the rear and side. Large glass roof lantern.

FIRST FLOOR

First Floor Landing

11'9" x 6'3" (3.59 x 1.91)

Stairs from the ground floor. A double glazed window overlooks the side aspect.

Bedroom

11'7" x 10'9" (3.54 x 3.30)

A double glazed window overlooks the rear aspect, Fitted wardrobes, radiator and TV point.

Bedroom

10'1" x 8'7" (3.09 x 2.62)

A double glazed window overlooks the rear aspect, Fitted wardrobes, radiator and TV point. Loft Access hatch.

Bedroom

9'6" x 8'3" (2.90 x 2.53)

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

Bathroom

8'0" x 5'4" (2.45 x 1.64)

A double glazed window overlooks the front aspect. Fitted suite comprising of shower cubicle, Low level WC with wash hand basin and vanity unit. Towel radiator.

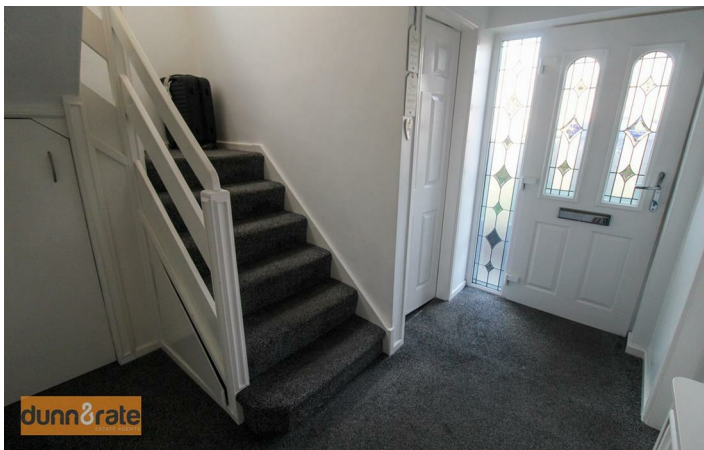
EXTERIOR

Top the front you will find a paved driveway leading to the garage and artificial grass. To the rear the garden is fully enclosed with tiered paving. Access through the garage. Shed.

Garage

15'7" x 7'8" (4.77 x 2.34)

Up and over door to the front and double glazed patio doors lead out to the rear garden.



Floor Plan



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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