



13 Kilsby Grove

Milton, Stoke-On-Trent, ST2 7PG

Tomorrow is the first blank page of 365 page book! Write a good one and start your next chapter with something NEW and exciting! I offer you KILSBY Grove located in the popular village of Milton. The accommodation comprises lounge, modern fitted kitchen, two bedrooms and family bathroom. Externally the property benefits from a large driveway to the front and a well maintained enclosed rear garden. Located in the village of Milton, walking distance to local amenities and canal towpaths this is really one not to be missed. Could this be your best seller, write your next chapter here and book a viewing.

£159,950

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- PERFECT FIRST TIME BUYER OR INVESTOR PURCHASE
- IMMACULATE TOWN HOUSE
- LARGE LOUNGE
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY TO THE FRONT
- FULLY ENCLOSED REAR GARDEN LAID TO LAWN
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

4'0" x 3'0" (1.24 x 0.93)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the front. Storage cupboard.

Lounge

16'0" x 10'7" (4.90 x 3.25)

A double glazed bay window to the front aspect. Fireplace housing gas fire. Television point and radiator. Stairs lead to the first floor.

Breakfast Kitchen

13'1" x 10'7" (4.01 x 3.24)

A double glazed window overlooks the rear 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 washing machine, fridge/freezer and tumble dryer. Under stairs storage cupboard, tiled flooring, breakfast bar and radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch and radiator.

Bedroom One

10'7" x 9'5" (3.24 x 2.88)

A double glazed overlooks the front aspect. Radiator.

Bedroom Two

10'7" x 8'3" (3.23 x 2.53)

A double glazed window overlooks the rear aspect. Storage cupboard and radiator.

Bathroom

7'8" x 5'4" (2.34 x 1.65)

Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and ladder style radiator. Extractor fan.

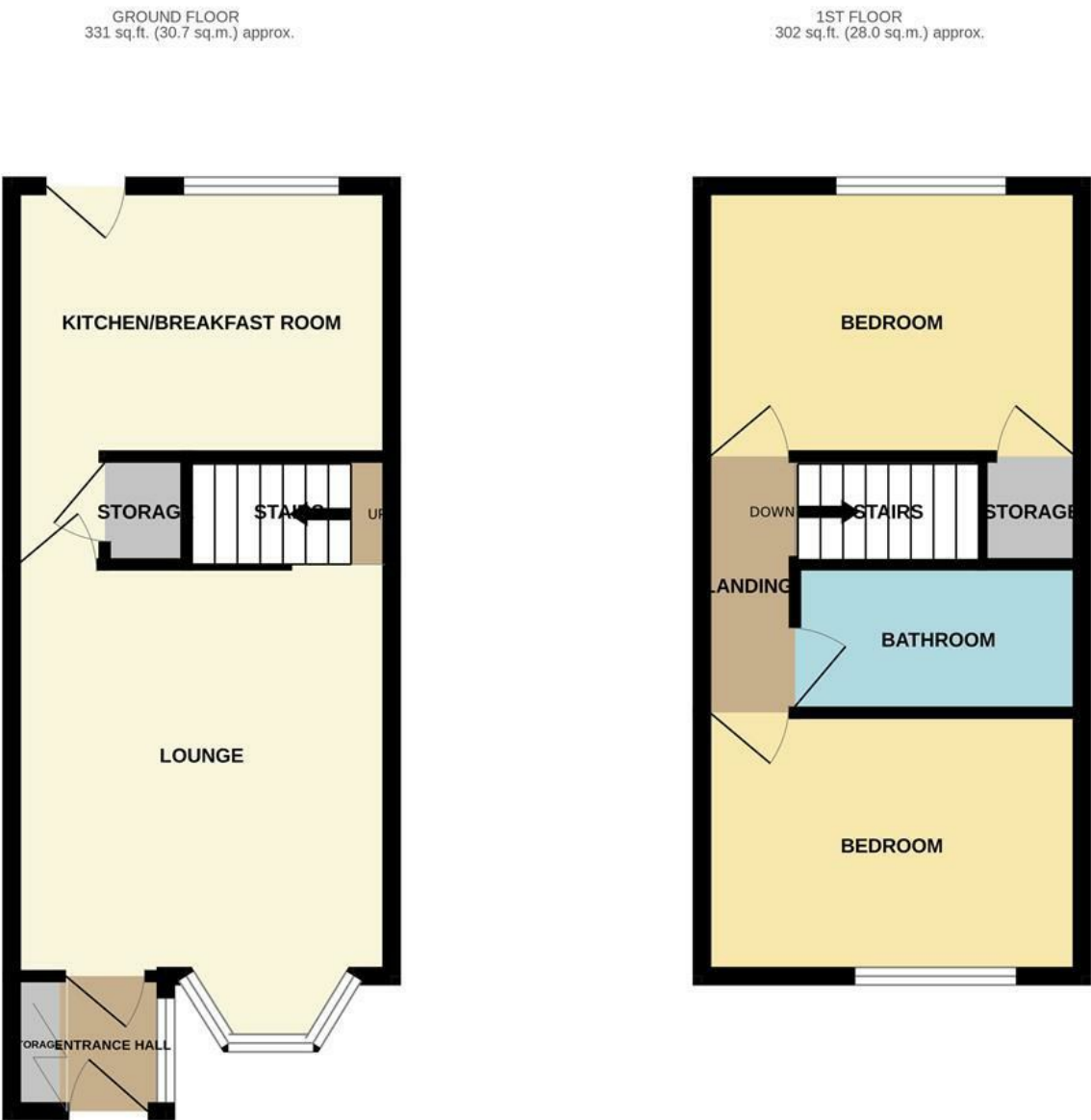
EXTERIOR

To the front the property has a tarmacadam driveway and to the rear the garden is fully enclosed and laid to lawn with flower bed borders and a paved patio seating area with pathway leading to the garden shed.





Floor Plan



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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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