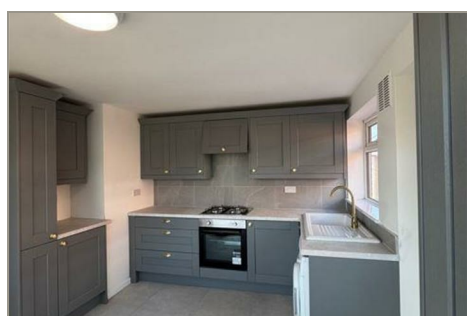




93 Caton Crescent

Milton, Stoke-On-Trent, ST6 8XH

You will feel like the cat who got the cream and you will be grinning from ear to ear, once you bag yourself this **NEWLY REFURBISHED DETACHED BUNGALOW** on Caton Crescent, in Milton. Beautifully presented throughout, the accommodation on offer comprises of a large lounge, modern fitted kitchen, two **DOUBLE** bedrooms and a modern fitted wet room. New flooring fitted throughout. Externally, the property benefits from off road parking with private driveway, a low maintenance rear garden and a **DETACHED** garage. Located in the popular area of Milton with excellent commuter links and nearby amenities. This one is simply puuuuurrfect! Therefore do not delay, contact us today to book a viewing.

£220,000

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Milton, Stoke-On-Trent, ST6 8XH



- STUNNING REFURBISHED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- PRIVATE DRIVEWAY FOR PARKING
- SOLD WITH NO UPWARD CHAIN
- NEWLY FITTED MODERN KITCHEN
- NEWLY FITTED MODERN WETROOM
- DETACHED GARAGE
- LARGE LOUNGE WITH BAY WINDOW
- LOW MAINTENANCE REAR GARDEN
- POPULAR LOCATION

GROUND FLOOR

Kitchen

16'8" x 12'7" (5.09 x 3.84)

A UPVC door opens to the side aspect. Three double glazed windows, one to the side and two to the front aspect. Fitted with a range of wall and base storage units, including larder cupboard and coordinating surface areas, with partly tiled walls and ceramic sink with drainer. Electric oven with gas hob and extractor fan above. Space for a fridge/freezer and plumbing for a washing machine. Wall mounted boiler, radiator and space for a table and chairs.

Lounge

16'8" x 12'7" (5.09 x 3.84)

A double glazed bay window looks out to the front aspect. Electric fireplace and radiator.

Hallway

5'9" x 4'4" (1.77 x 1.34)

Airing cupboard housing hot water tank and loft access hatch.

Bedroom One

11'5" x 11'3" (3.49 x 3.45)

A double glazed window, with security bars looks out to the rear aspect. Fitted wardrobes and radiator.

Bedroom Two

10'0" x 8'3" (3.07 x 2.52)

A double glazed window, with security bars looks out to the rear aspect. Radiator.

Wet Room

7'9" x 5'3" (2.38 x 1.62)

A double glazed window looks out to the side aspect. Fitted suite with Low Level WC, wash hand basin with vanity unit and walk-in shower. Fully tiled walls and radiator.

EXTERIOR

To the front of the property there is a paved driveway with double gates leading to a detached garage. Laid to lawn, mature shrubs, electric car charging point and outside tap. The rear garden has a paved patio area, laid to lawn and a mature hedge border. Electric awning.

The roof of the bungalow is fitted with solar panels.

GARAGE

15'8" x 7'10" (4.80 x 2.41)

Up and over door to the front.



Floor Plan

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