



## 37 Caton Crescent Milton, Stoke-On-Trent, ST6 8XQ

"Looks can be deceiving" is the perfect definition for this spacious, semi detached dorma bungalow, located on Caton Crescent in Milton. Breaking the mould of the 'standard' bungalow this property offers a large lounge, dining room, fitted kitchen, bathroom and bedroom to the ground floor. To the first floor there are a further two good-sized bedrooms. Externally, the property boasts off road parking, garage and a well maintained rear garden. Sold with no upward chain, situated in a popular location this bungalow needs to be viewed to be fully appreciated. Call now to arrange your viewing, before you miss out!

**£195,000**

# 37 Caton Crescent

Milton, Stoke-On-Trent, ST6 8XQ



- SPACIOUS SEMI DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- GARAGE
- SOLD WITH NO UPWARD CHAIN
- LARGE MODERN FITTED KITCHEN
- CONTEMPORARY FITTED BATHROOM
- OFF ROAD PARKING
- LOUNGE AND DINING ROOM
- FULLY ENCLOSED REAR GARDEN
- POPULAR LOCATION

## GROUND FLOOR

### Kitchen

13'2" x 10'8" (4.03 x 3.26)

A double glazed window and door opens to the front aspect, and a double glazed window looks to the side aspect. Fitted with a range of wall and base storage units, with coordinating work surface areas and inset sink and drainer with mixer tap. Integrated induction hob, electric oven and freezer. Space and plumbing for a washing machine. Cupboard housing combi boiler and vertical radiator.

### Lounge

15'10" 10'10" (4.83 3.31)

A double glazed bay window looks out to the front aspect and double doors open into the dining room. Electric fireplace and radiator.

### Dining Room

12'5" x 10'9" (3.79 x 3.29)

Double glazed patio doors open to the rear garden and double doors open into the lounge. Stairs to the first floor and radiator.

### Rear Hall

Door to storage cupboard.

### Bedroom One

10'2'10" x 8'9" (3.27 x 2.68)

Double glazed patio doors open to the rear garden. Radiator.

### Bathroom

7'3" 6'11" (2.21 2.12)

A double glazed window looks out to the side aspect. Fitted suite comprising of bath with shower above, Low level W/C and wash nad basin. Fully tiled walls and towel radiator.

## FIRST FLOOR

### Bedroom Two

13'6" x 10'11" (4.13 x 3.35)

A double glazed window looks out to the rear aspect. Radiator.

### Bedroom Three

13'6" x 10'8" (4.13 x 3.27)

A double glazed window looks out to the rear aspect. Radiator.

## EXTERIOR

To the front of the property there is a flower bed, a paved driveway leading to a garage and paved patio steps leading to the front door. To the rear, the garden is fully enclosed with a mature shrub hedge border. There are lower and upper paved patio areas and artificial grass

### Garage

19'5" x 7'10" (5.93 x 2.40)

Up and over door to the front, and access door from 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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