

5 Cotswold Crescent Milton, Stoke-On-Trent, ST2 7EJ

Hello, caller you are today's winner! No need for 'make me a winner' or answer a quiz question as you have already hit the jackpot with this stunningly spacious end townhouse on Cotswold Crescent. Beautifully presented throughout and finished to a high standard this family home offers superb living accommodation for any growing family. The benefits on offer comprise a lounge with fitted entertainment unit and living flame feature fire, modern fitted kitchen/diner, three double bedrooms, yes you heard me right, no box room here. A contemporary family bathroom plus the added bonus of an en-suite to the master bedroom. Externally the property has ample off road parking and a fully enclosed rear garden laid to lawn with a paved patio seating area. Located in the popular area of Milton, close to local amenities, excellent schooling and canal towpaths. Time to get the confetti ready and the champagne on ice as this win never felt so easy.

£225,000

5 Cotswold Crescent

Milton, Stoke-On-Trent, ST2 7EJ



- STUNNINGLY SPACIOUS END TOWNHOUSE
- THREE DOUBLE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- LOUNGE WITH ENTERTAINMENT UNIT
- CONTEMPORARY BATHROOM PLUS EN-SUITE
- CLOSE TO LOCAL AMENITIES/SCHOOLING/CANAL TOWPATHS
- FITTED KITCHEN/DINER
- AMPLE OFF ROAD PARKING
- EARLY VIEWING IS A MUST

GROUND FLOOR

Entrance Hall

6'4" x 3'8" (1.95 x 1.14)

The property has a double glazed entrance door to the front aspect. Stairs lead to the first floor. Storage cupboard and radiator.

Lounge

13'2" x 12'2" (4.03 x 3.71)

A double glazed bay window overlooks the front aspect. Built in entertainment unit houses an electric living flame feature fire, television point, shelving and storage cupboards. Radiator.

Kitchen/Diner

15'7" x 9'4" (4.76 x 2.86)

Two double glazed windows overlook the rear aspect coupled with a double glazed access door leading out to the garden. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven, gas hob with cooker hood and microwave. Space and plumbing for dishwasher and fridge/freezer. A large under stairs storage cupboard has space and plumbing for a washing machine. Ceiling spotlights and vertical height

radiator. Wall mounted central heating boiler. Space for table and chairs.

FIRST FLOOR

First Floor Landing

Ceiling spotlights and stairs leading to the second floor.

Bedroom Two

15'8" x 10'7" (4.78 x 3.24)

Two double glazed windows overlooks the front aspect. Fitted wardrobe and television point. Radiator.

Bedroom Three

14'2" x 7'6" (4.33 x 2.31)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bathroom

7'7" x 5'4" (2.33 x 1.64)

Two double glazed windows overlook the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and vanity hand wash basin. Partly tiled walls, extractor fan, ceiling spotlights and ladder style towel radiator.

SECOND FLOOR

Second Floor Landing

Access door to large eaves storage.

Bedroom One

11'11" x 9'2" (3.65 x 2.81)

A double glazed window overlooks the rear aspect. Fitted wardrobes and storage cupboards. Ceiling spotlights and television point. Radiator.

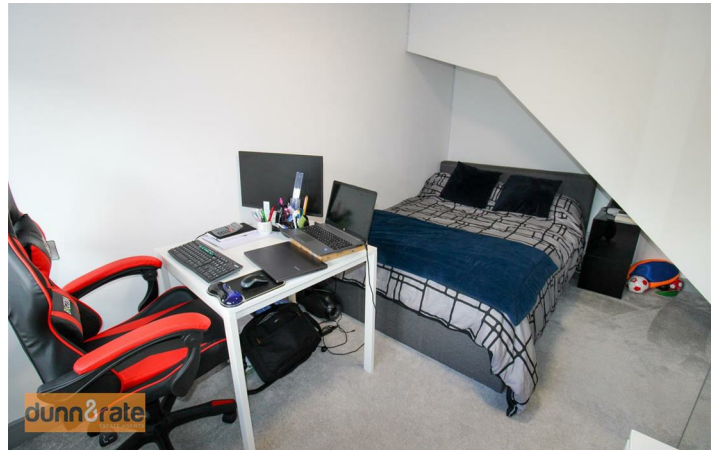
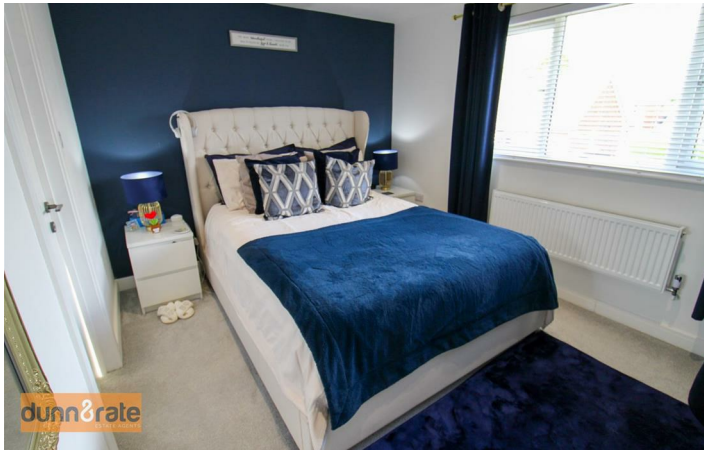
En-Suite

7'1" x 5'10" (2.18 x 1.80)

A double glazed Velux window overlooks the front aspect. Fitted with a suite comprising shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Fitted storage cupboards, extractor fan and ceiling spotlights. Ladder style towel radiator.

EXTERIOR

To the front there is a large tarmac driveway leading to the side. A side access gate leads to the fully enclosed rear garden where you will find a large lawned area and paved patio seating. The garden is framed with sleeper flower bed borders.



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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
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	