

## 11 Newford Crescent, Milton, Stoke-On-Trent, ST2 7EB

**Offers in the region of £130,000**

Call us to arrange a viewing 9am - 9pm 7 days a week!

"Small houses are cosy, and every corner counts." - Unknown

Ideally positioned within a well-connected and popular residential area, this delightful two-bedroom mid-terrace home offers a perfect blend of character, convenience, and comfort. Boasting excellent transport links via the A53, the property is well-suited to first-time buyers, couples, or individuals seeking a stylish yet practical home.



### Denise White Estate Agent Comments

Set back from the road with a small forecourt and an attractive bay-fronted façade, this charming two-bedroom mid-terrace property offers stylish and comfortable living in a residential area—perfect for first-time buyers, couples, or individuals seeking a characterful home close to local amenities.

Upon entering, you're welcomed into a bright and neutrally decorated living room—a peaceful, well-proportioned space ideal for relaxation. The kitchen diner to the rear combines practicality with style, featuring classic shaker-style cabinets, quarry-tiled flooring, and space to dine. A useful understairs storage cupboard and a rear porch add further convenience, leading out to a private rear yard with an external store.

A bright and contemporary bathroom completes the ground floor, finished with modern fittings and a clean aesthetic.

Upstairs, the property offers two generously sized double bedrooms, each light-filled and tastefully decorated.

To the rear, you'll find off-road parking for one vehicle along with a raised and private garden space, complete with a summerhouse. This outdoor space holds great potential to become a lovely, low-maintenance retreat.

Overall, this well-maintained and stylish home offers a great opportunity to enjoy modern living in a convenient and popular location, just a short distance from shops, schools, and transport links.

### Location

Milton is part of Stoke-On-Trent in Staffordshire and is bordered by Baddeley Green, Sneyd Green, Light Oaks and Abbey Hulton. The name was derived from 'mill run' reflective of the many mills in the area during the 19th Century.

In the 1800's, a railway provided access to Cheddleton. Parts of the railway including part of the station platform and the tracks still remain

today and run adjacent with the Caldon Canal. A short distance from the village of Milton is Bagnall Road Wood – a local nature reserve.

### Living Room

14'4" x 12'0" max (4.38 x 3.66 max )



Laminate wooden design flooring. Wall mounted radiator. UPVC double glazed bay window to the front aspect. Access into kitchen. Ceiling light.

### Kitchen

11'11" x 8'9" max (3.65 x 2.67 max )



Tiled flooring. Wall mounted radiator. Range of base units. UPVC double glazed window to the rear aspect. Drainer style sink unit. Induction hob. Integrated oven. Plumbing for washing machine. Stair access to first-floor commendation. Access to outside via rear porch. Access to understairs storage. Ceiling light.

### Bathroom

8'2" x 5'9" (2.49 x 1.77)



Tiled flooring. Ladder style towel rail. Fitted bath with shower attachment. Wash hand basin. WC. Obscured UPVC double glazed window to the side aspect. Ceiling light.

### First Floor Landing

Fitted carpet. Ceiling light.

### Bedroom One

12'0" x 11'10" max (3.67 x 3.63 max )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

### Bedroom Two

11'11" x 8'9" max (3.64 x 2.69 max )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light. Loft access.

### Outside



To the front the property is forecourted. The rear of the property can be accessed via Downfield Place. There is off road parking for one vehicle with a raised lawned garden and summer house beyond. A small yard area can be accessed via the rear porch with a useful outside store.

### Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent A

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

## You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

## Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## We Won!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

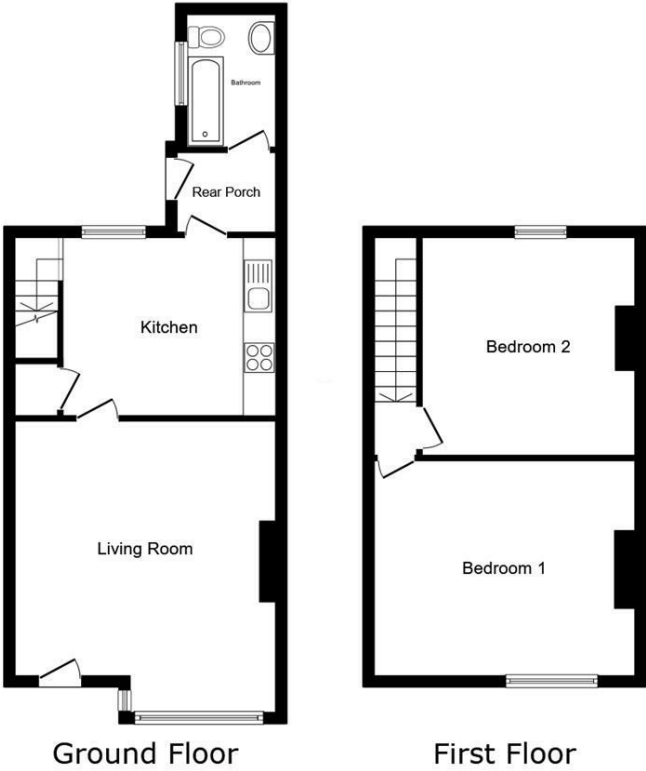
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.



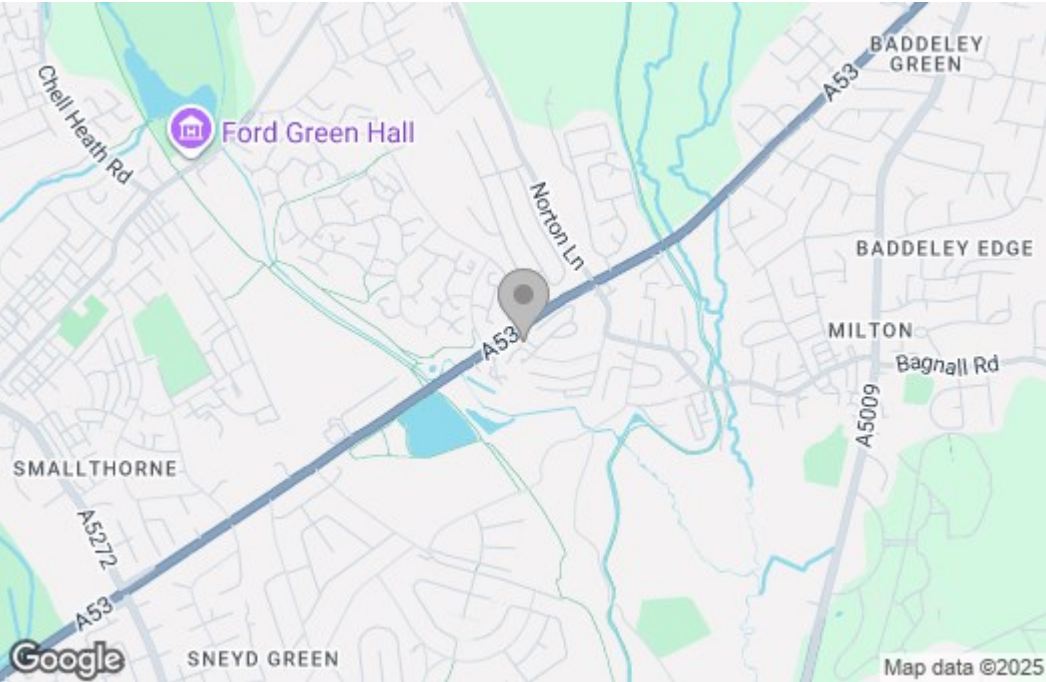
Floor Plan



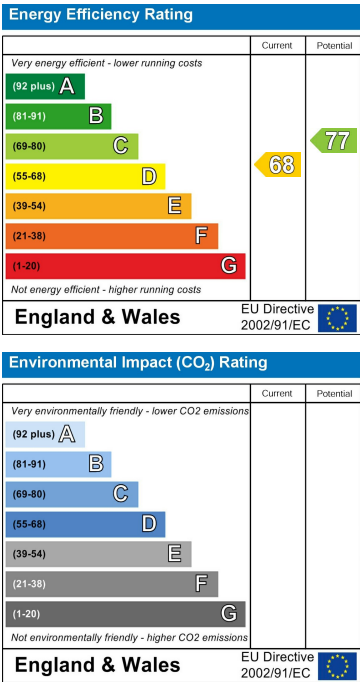
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.