

FOR SALE



Dorrington Close, Milton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Detached House

Offers In Excess Of £225,000



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- Detached house
- Sought after location
- Conservatory
- Three bedrooms
- Single garage

ENTRANCE HALL 11' 7" x 6' 7" (3.54m x 2.02m) Stairs to first floor with storage cupboard under, radiator.

LOUNGE 13' 1" x 10' 11" (4.00m x 3.35m) Having double glazed bay window to the front elevation, living flame gas fire with feature surround, radiator.

DINING ROOM 10' 10" x 8' 8" (3.31m x 2.66m) Double glazed patio doors through to conservatory, radiator.

CONSERVATORY 10' 4" x 7' 5" (3.16m x 2.28m) UPVC frame with brick dwarf wall and French doors opening onto the garden, ceramic tiled floor, radiator.

KITCHEN 11' 3" x 8' 11" (3.43m x 2.72m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer with mixer tap, space for appliances, double glazed window to the rear elevation, door though to garage.

BEDROOM ONE 12' 0" x 9' 8" (3.66m x 2.95m) Double glazed window to the front elevation, radiator.

BEDROOM TWO 11' 11" x 10' 9" (3.64m x 3.29m) Double glazed window to the rear elevation, fitted wardrobes, radiator.

BEDROOM THREE 8' 3" x 8' 0" (2.52m x 2.44m) Double glazed window to the front elevation, radiator.





BATHROOM 8' 2" x 6' 11" (2.51m x 2.13m) Low level WC, pedestal hand wash basin and bath with shower over, airing cupboard, double glazed window to the rear elevation, radiator.

GARAGE 18' 4" x 7' 5" (5.60m x 2.28m) Having up and over door, power and lighting. Rear access door opening onto the rear garden.

EXTERNAL To the front of the property there is driveway parking whilst to the rear there is an enclosed garden with paved patio and turfed lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.