



FOLLWELLS

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19 Newmill Street, Milton - ST2 7DQ

Offers Over £175,000

- Deceptively Spacious Semi-Detached House
- Three Generous Double Bedrooms
- Two Reception Rooms and Well Fitted Kitchen
- First Floor Bathroom and Second Ground Floor Shower Room with WC
- Two Large Reception Rooms
- Off Road Parking and Large Garage Extending over 8 metres suitable for various uses
- Low Maintenance, South West Facing Garden
- No Upward Chain

A deceptively spacious period home steeped in traditional character and significantly enhanced by a substantial two-storey rear extension, this beautiful period property offers a wealth of well-proportioned living space. Perfectly blending timeless charm with modern convenience, 19 Newmill Street is a fantastic opportunity for growing families, first-time buyers, or those requiring excellent workshop space.

On the ground floor are two distinct, generously sized reception rooms. The front room offers a cosy, welcoming atmosphere ideal for a formal sitting room, while the second reception room provides a spacious family lounge or dining area with sliding patio door leading out to the rear garden

The well-fitted kitchen features a modern range of wall and base units complete with a range of integrated appliances, smart storage solutions, and ample workspace. In addition to the integrated oven, 4 ring gas hob, fridge and freezer. There is also a freestanding washing machine, dish washer and tumble drier which will be included in the sale. A further feature of the ground floor accommodation is the provision of a highly convenient shower room with WC. This secondary bathroom adds immense practical value for busy households.



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The impressive proportions continue upstairs, thanks to the double-storey extension. The first floor boasts three good-sized, comfortable double bedrooms served by a well-appointed family bathroom with suite including a 'P' shaped shower bath with curved glass screen and mixer shower.

The exterior of the property is equally impressive. A smart, brick-paved driveway provides essential off-road parking, extending neatly down the side of the house towards the rear. The back garden has been thoughtfully landscaped for low maintenance, offering a private, stress-free space for outdoor relaxation or alfresco dining. The garden enjoys a sunny, South Westerly aspect with shrub beds and a greenhouse. For car enthusiasts, hobbyists, or those working from home, the detached garage provides a huge benefit. Measuring a generous 8.2 metres in length, it is split into a dedicated garage area and workshop space, offering vast storage and project potential.

Situated in the desirable area of Milton, the property benefits from an enviable location. You are just a short stroll away from a selection of local amenities, including independent shops, cafes, traditional pubs, and a major supermarket. There are various schooling options locally and nearby green spaces like Milton Park and the Caldon Canal, perfect for weekend walks. Strong transport links also ensure effortless commuting across Stoke-on-Trent and beyond.

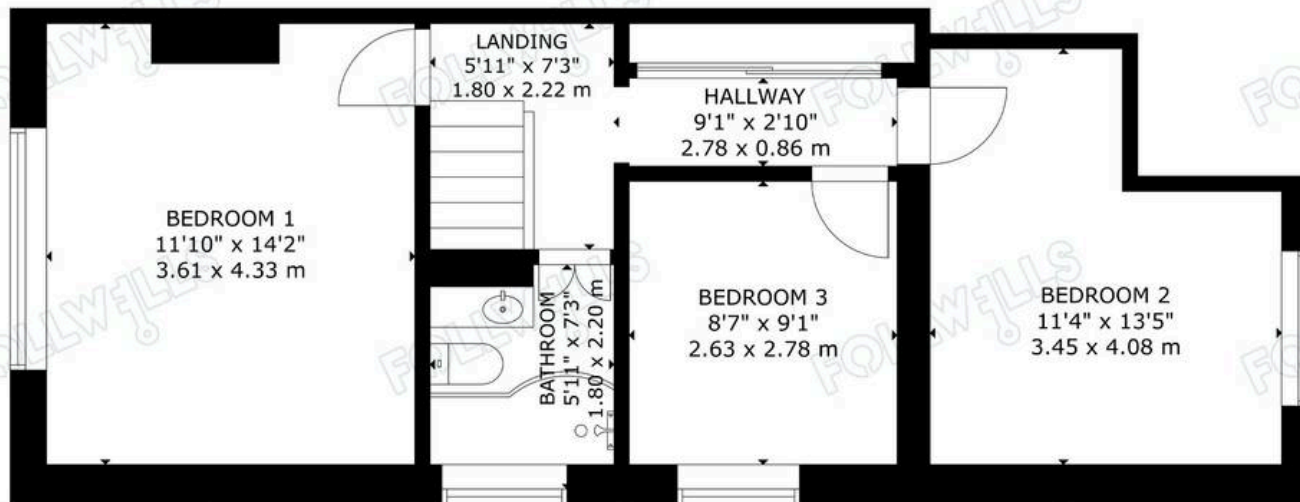
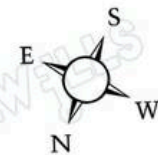
This property is deceptively spacious and is offered with no upward chain.

Council Tax band: B

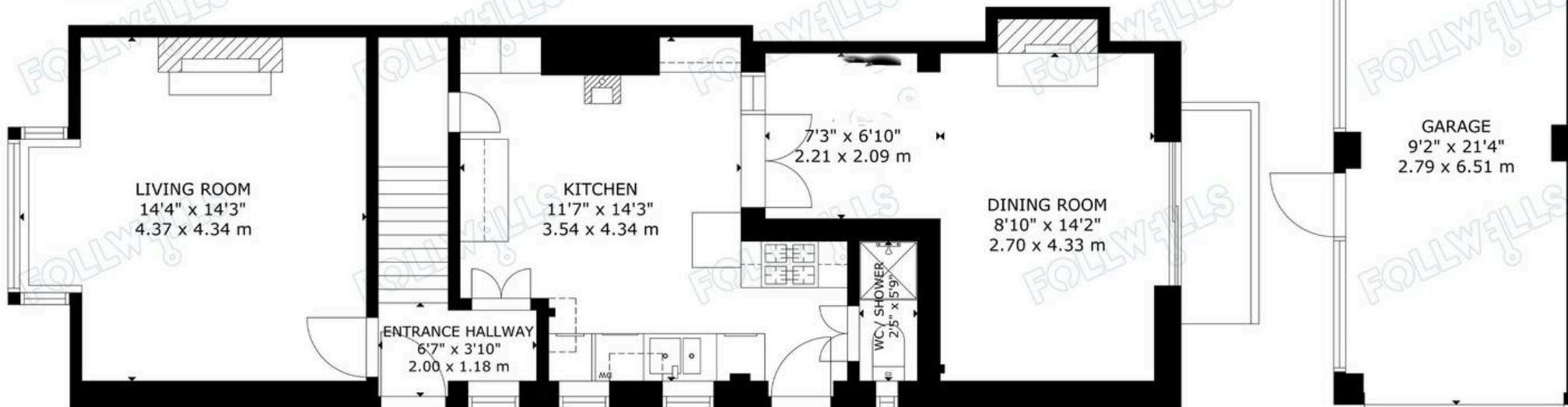
Tenure: Freehold

EPC Energy Efficiency Rating: D





FIRST FLOOR



GROUND FLOOR