



## 23 Sunnyfield Oval

Milton, Stoke-On-Trent, ST2 7PA

£1,150 Per month



Denise White Estate Agent Comments

A spacious ,traditional, semi-detached property providing an ideal family home which has been lovingly maintained by the owners.

The accommodation briefly comprises: entrance hall, downstairs WC, a through lounge-dining room with view of the garden. Fitted kitchen with above and below units offering plenty of storage, a versatile sitting room next to the kitchen with patio doors leading to a low maintenance garden.  
On the first floor, the landing provides access into the three bedrooms and family bathroom.

Gardens to front and rear, garage and off road parking.

Location

The local area provides an abundance of nearby amenities, shops, schools and transport links, ideal for family living, professionals and commuters.

Milton is located in Stoke on Trent, It is mainly situated between the A5009 and A53 roads. It shares its borders with Light Oaks, Baddeley Green, Sneyd Green, and Abbey Hulton.

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.

Lounge Diner 10'10"-24'1" (3.32-7.36)

Fitted carpets, electric fire, surround and hearth, wall lights, radiator, double glazed windows

Kitchen 9'6"-8'5" (2.92-2.59)

Vinyl floor covering, base and above units, work surfaces, partial tiled walls, cooker and extractor fan, stainless steel sink and drainer, double glazed windows, ceiling light

Downstairs WC 7'2"-2'9" (2.19-0.86)

Tiled flooring, basin, WC, radiator, mirror, double glazed window, ceiling light

Sitting Room 7'8"-11'7" (2.36-3.54)

Carpet floor covering, radiator, patio doors leading to the garden, ceiling light

Bedroom One 15'8"-9'1" (4.79-2.79)

Carpet floor covering, radiator, built in wardrobes, double glazed windows, ceiling lights

Bedroom Two 8'3"-14'5" (2.54-4.40)

Carpet floor covering, radiator, built in wardrobe, double glazed window, ceiling light

Bedroom Three 11'4"-7'8" (3.46-2.35)

Carpet floor covering, radiator, double glazed window, ceiling light

Bathroom 5'2"-8'8" (1.58-2.65)

Vinyl floor covering, WC, Basin, Bath with over electric shower and glass screen, radiator, double glazed window, ceiling light

Garden

Leading from sitting room, steps with hand rail, paving slabs, borders, shed, secured fencing.

Garage

Accessed from the front, over head door, space for one car.

Holding Deposit

1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. This equals £

Security Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit. In this case the deposit would be

About Your Agent

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all 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 advice.

We WON!!!

Local Estate Agent Wins Prestigious British Gold Award for Customer Service

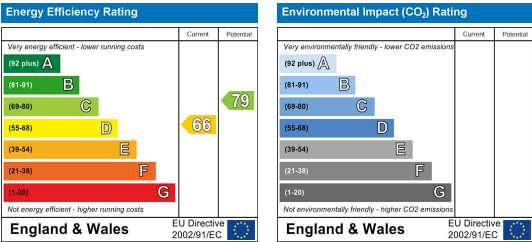
Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its

Area Map



Floor Plans

Energy Efficiency Graph



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