



310 Milton Road, Stoke-On-Trent

£180,000 Freehold

South Facing garden, featuring lush green lawn, patio and decking with fluffy green hedges offering privacy and fences to the side. • Three bedrooms, two doubles and a good sized single, perfect as a home office, nursery, guest room or dressing room. • The kitchen and Utility sports calming matte sage green cabinetry finished with wood-effect worktops and a breakfast bar, there's also ample space for a large dining table too. • A driveway with parking for multiple cars • Located in Stoke-On-Trent, just a short drive from both open countryside and the city centre, with a secondary school over the road and great transport links to the A50.



Ahhhhhhh... welcome to a home that instantly invites you to slow down. Quirky, calming, and unapologetically earthy, this is a space for those who love interiors that feel a little enchanted and refreshingly unexpected. This family friendly home is ideally located in Stoke-On-Trent, just a short drive from both open countryside and the city centre, offering the best of both worlds. Step through the front door and immediately to the right is the living room, a long, light-filled dual aspect space featuring a striking royal blue feature wall and a cosy fireplace surround. It's a warm and welcoming room, perfect for unwinding on chilly winter evenings. At the heart of the home sits the kitchen, where calming matte sage green cabinetry takes centre stage. Finished with wood-effect worktops and a breakfast bar, there's also ample space for a large dining table, making it ideal for entertaining family and friends. Just off the kitchen, the utility room provides additional storage and room for extra appliances, keeping everything neatly tucked away. A convenient guest WC completes the ground floor. Upstairs, the property offers three well-proportioned bedrooms: two doubles and a generous single, perfect for a nursery, home office, dressing room or guest bedroom. A modern family shower room serves the first floor. To the rear, the South Facing garden is a delightful blend of lawn, patio and decking, bordered by mature hedging for privacy. Secure fencing to the sides creates a peaceful, private retreat, summer days here will be a dream. To the front, a driveway provides parking for multiple vehicles with extra behind wooden gates, making day-to-day life easy and stress free. Situated on the outskirts of Stoke-On-Trent where everyday conveniences include shops, eateries, bars and supermarkets, while families will appreciate a secondary school just over the road. Excellent transport links provide easy access to the A50 and beyond. With beautiful countryside in the Staffordshire Moorlands right on your doorstep. Ready to breathe a sigh of relief and call this house your home? Book your viewing today.



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Council Tax band: A

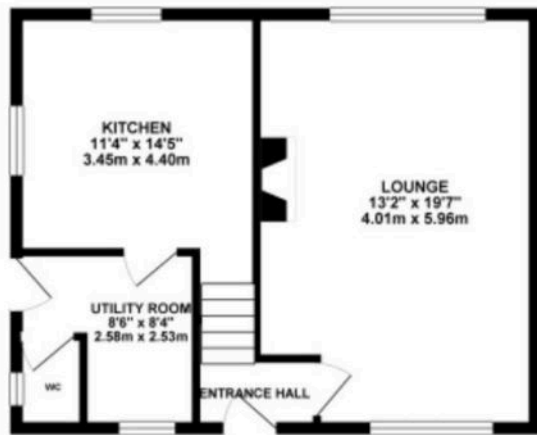
Tenure: Freehold

EPC Energy Efficiency Rating: D

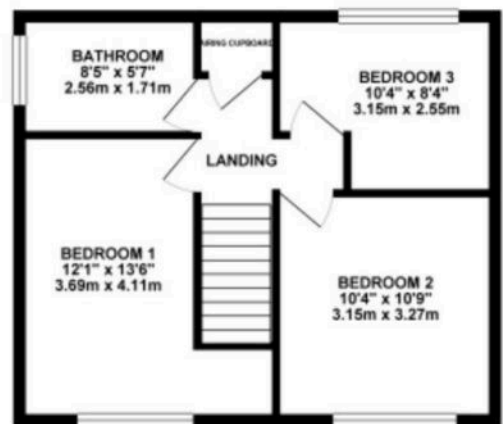
EPC Environmental Impact Rating: D



GROUND FLOOR 478.48 sq. ft.
(44.45 sq. m.)



1ST FLOOR 428.56 sq. ft.
(39.81 sq. m.)



TOTAL FLOOR AREA : 907.04 sq. ft. (84.27 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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