



19 Emerald Way

Milton, Stoke-On-Trent, ST6 8HL

Give me songs to sing and EMERALD dreams to dream and I'll give you love unfolding! You will not only fall head over heels for this stunning detached property on EMERALD Way but you will be singing about it from the roof tops. Show home quality throughout this immaculate family home offers spacious living accommodation in an extremely popular and sought after location. The accommodation comprises lounge, open plan kitchen/diner, playroom, four bedrooms, family bathroom and en-suite to the master suite. Externally the property benefits from off road parking to the front and a fully enclosed landscaped rear garden laid to lawn. Situated in the popular area of Milton close to local amenities, excellent schooling and a short distance to canal towpaths. Why have a diamond when you could own a beaming EMERALD!!! Call today to book a viewing.

£335,000

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- STUNNING DETACHED PROPERTY
- PLAYROOM/ OFFICE
- FAMILY BATHROOM
- MODERN FITTED KITCHEN/DINER
- MASTER BEDROOM WITH EN SUITE
- LOW MAINTENANCE REAR GARDEN AND OFF ROAD PARKING
- GOOD SIZED LOUNGE
- FOUR GOOD SIZED BEDROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

A composite door to the front aspect and stairs leading to the first floor.

Lounge

14'5" x 12'5" (4.41 x 3.79)

A double glazed UPVC window to the front aspect. Fitted with a feature entertainment wall with built in electric flame effect fire and television point. Door to under stairs storage cupboard.

Kitchen/ Diner

19'1" x 11'2" (5.83 x 3.42)

Double glazed UPVC patio doors to the rear aspect and a double glazed UPVC window to the rear aspect. Fitted with a range of wall and base storage units with inset sink and side drainer with mixer tap. Co ordinating Corian work surface areas. Integrated appliances include double electric oven and induction hob, dishwasher and wine cooler. Radiator, ceiling spotlights and wooden flooring.

Playroom

17'1" x 8'1" (5.22 x 2.47)

A double glazed UPVC window to the front aspect. Radiator and television point. Cupboard housing boiler.

Utility Room

7'3" x 5'2" (2.21 x 1.59)

A double glazed UPVC door to the rear aspect. Wall and base storage units with co ordinating work surface areas. Plumbing for a washing machine and space for a fridge/freezer. Wooden flooring.

Cloakroom

5'2" x 3'8" (1.59 x 1.12)

A double glazed UPVC window to the side aspect. Fitted with a low level W.C. and wash hand basin. Vertical towel rail and wooden flooring.

FIRST FLOOR

Landing

10'11" x 9'8" (3.34 x 2.95)

Stairs from the ground floor and loft hatch access. Door to storage cupboard.

Bedroom One

11'8" x 11'8" (3.57 x 3.57)

A double glazed UPVC window to the rear aspect. Radiator and television point.

En Suite

6'7" x 4'5" (2.02 x 1.36)

A double glazed UPVC window to the side aspect. Fitted with a suite comprising shower cubicle, vanity wash hand basin and low level W.C. Radiator.

Bedroom Two

13'6" x 8'9" (4.13 x 2.67)

A double glazed window to the front aspect. Radiator

Bedroom Three

12'8" x 9'11" (3.87 x 3.03)

A double glazed window to the rear aspect and radiator.

Bedroom Four

9'7" x 9'0" (2.94 x 2.75)

A double glazed window to the front aspect. Fitted wardrobes and radiator.

Bathroom

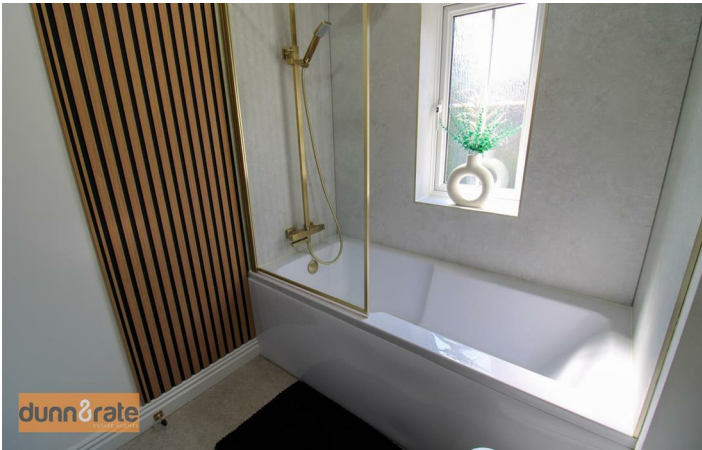
7'7" x 6'2" (2.33 x 1.90)

A double glazed UPVC window to the front aspect. Fitted with a suite comprising bath with mixer tap and shower head, vanity wash hand basin and low level W.C. Partly tiled walls and vertical towel rail. Tiled flooring.

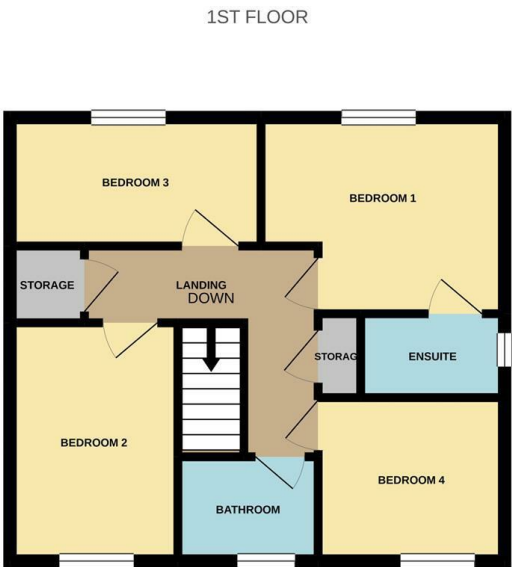
EXTERIOR

To there front there is a tarmacadam drive offering off road parking and mature shrubs. The rear is a fully enclosed low maintenance garden with Indian stone flags, decked area and lawn.





Floor Plan



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