

## Emerald Way Milton Stoke-On-Trent ST6 8HL



**Offers In Excess Of £175,000**

A Three bed end town house with a canal side view -  
Perfect and spotless all the way through -  
The vendor has SPARED NO EXPENSE -  
with MODERN BREAKFAST KITCHEN and carpets, buying this would make sense! -  
A home you could LET OUT or move straight in -  
as soon as you see it, it will make you GRIN...  
HOMES like this don't come around a lot -  
So call DEBRA TIMMIS so we can book your viewing slot!!

Nestled in the charming Emerald Way, Milton, this delightful end town house is a gem waiting to be discovered. Boasting a cosy lounge, three inviting bedrooms, and modern shower room and family bathrooms, this property offers comfort and style in abundance. As you step inside, you are greeted by an entrance lobby leading to a separate WC, setting the tone for the sophistication that awaits within. The lounge is a perfect retreat, while the beautifully presented fitted breakfast kitchen is a culinary haven for any aspiring chef. The master bedroom comes complete with an en-suite for added luxury, alongside two additional bedrooms and a family bathroom, ensuring ample space for the whole family. With canal views adding a touch of tranquillity, this home truly offers a peaceful escape from the hustle and bustle of everyday life. Outside, the landscaped rear garden provides a picturesque setting for al fresco dining or simply unwinding after a long day. With allocated parking adding convenience to your lifestyle, this property ticks all the boxes for modern living. In conclusion, this well-maintained end town house is a rare find that promises a harmonious blend of comfort and style. With its inviting interiors, scenic views, and convenient location, a viewing is highly recommended to fully appreciate the charm and potential this property has to offer.

#### Entrance Hallway

Composite door to the front aspect. Radiator.

#### Separate WC

5'8" x 3'0" (1.75 x 0.92)

Double glazed window to the front aspect. Low level WC and wash hand basin. Radiator.

#### Lounge

17'7" x 14'11" narrowing to 12'0" (5.37 x 4.57 narrowing to 3.68)

Double glazed window to the front aspect. Two radiators. Stairs off to the first floor.

#### Kitchen/Diner

14'11" x 8'11" (4.56 x 2.74)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half ceramic sink, mixer tap. Integral slim-line dishwasher. Plumbing for automatic washing machine. Cupboard housing gas

central heating boiler. Built-in oven and hob. Breakfast area. Useful storage cupboard. Radiator. Double glazed window and double glazed French doors with access into the rear garden. Space for breakfast table.



#### First Floor

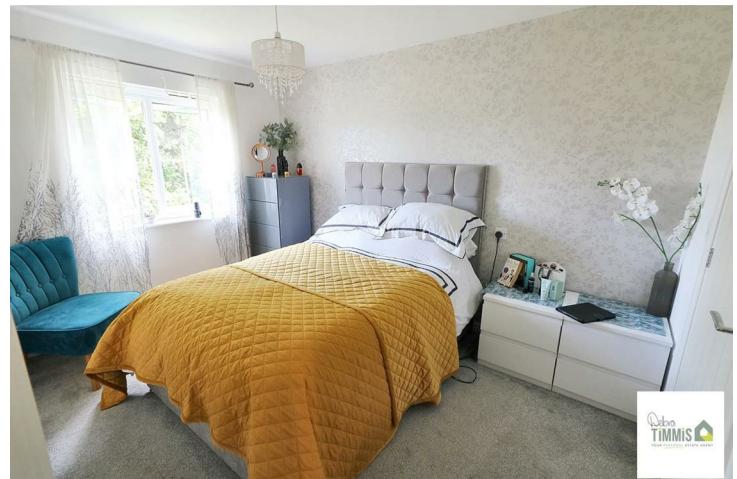
#### Landing

Double glazed window to the side aspect. Loft access with ladders. Airing cupboard.

#### Master Bedroom

12'4" x 8'5" (3.76 x 2.57)

Double glazed window. Radiator. Access to the en-suite.



### En-Suite Shower Room

8'5" max x 4'4" max (2.57 max x 1.34 max)

Suite comprises, shower cubicle housing with mains shower, vanity wash hand basin and low level WC. Shaver point. Spot lights. Heated towel rail. Extractor fan.



### Bathroom

6'2" x 5'5" (1.90 x 1.67)

Suite comprises, panelled bath, wash hand basin and low level WC. Double glazed window. Radiator.

### Externally

Enclosed landscaped rear garden with patio/seating area. Side access. Allocated parking at the rear.



### Bedroom Two

10'1" x 8'5" (3.09 x 2.59)

Double glazed window. Radiator.

### Bedroom Three

8'8" x 6'2" (2.66 x 1.90)

Double glazed window. Radiator.



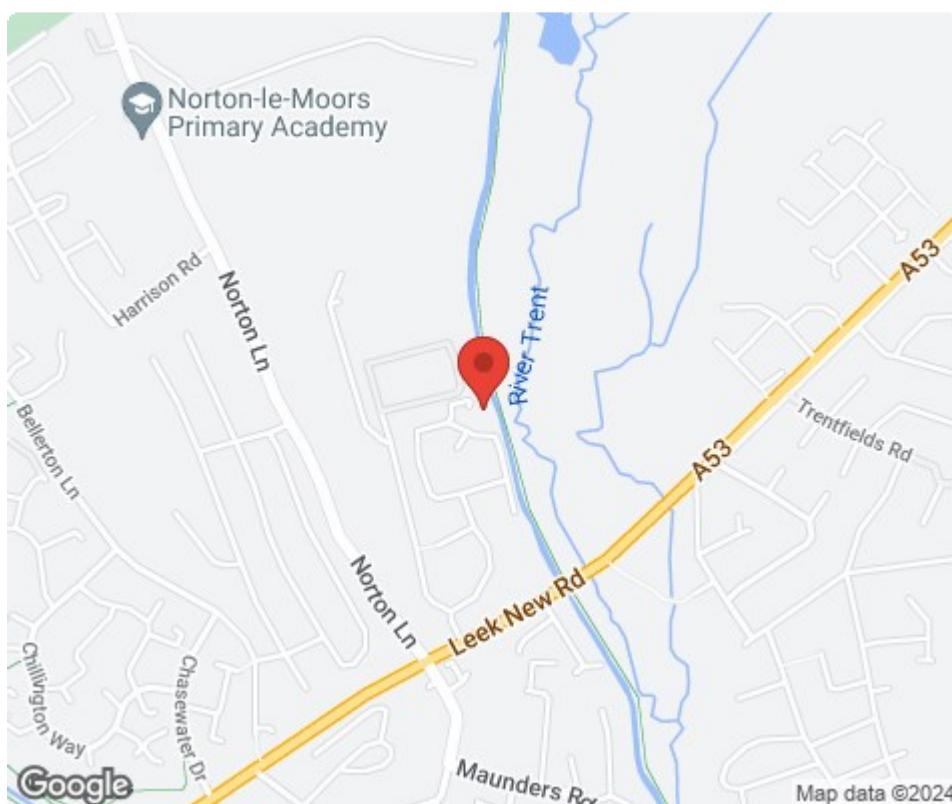
Approx Gross Internal Area  
76 sq m / 820 sq ft



Ground Floor  
Approx 38 sq m / 406 sq ft

First Floor  
Approx 38 sq m / 414 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: C

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (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                     |         |           |