

Emerald Way Milton Stoke-On-Trent ST6 8HL



Offers In Excess Of £190,000

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

THREE IS THE MAGIC NUMBER, as you may already know
And when it comes to this beautiful house, that is confirmed so.
With THREE storeys and FOUR bedrooms too
There's space galore for a family, and maybe even a guest or two
SPACIOUS lounge and kitchen/diner to use
As well as beautiful CANAL SIDE VIEWS.
An enclosed garden at the rear for a bit of sunning
This property is quite simply STUNNING!
So If this looks like the property for you,
Call the team at DEBRA TIMMIS today and arrange to view!

Its all about the LOCATION and it doesn't get any better than this. Overlooking the CANAL allows for a VERY GOOD DEGREE of PRIVACY for you and your family. This THREE STOREY, FOUR BEDROOM town house has been LOVINGLY CARED for by the current owners. Spacious accommodation through-out this property offers a ground floor comprising a spacious hallway, WC/Shower room, utility room and bedroom, as well as a useful storage cupboard. Follow the stair case to the first floor where you'll find the bright spacious lounge with stunning canal side views and beautifully fitted kitchen/diner. On the second floor, as well as the master with shower en-suite bathroom, there's two further bedrooms and the contemporary shower room. Outside provides a lovely landscaped low maintenance rear garden. Driveway providing off road parking with access to the integral garage. Double glazing and central heating. Ideally positioned within a highly popular residential location close to local amenities and excellent commuter links. Early internal inspection is highly recommended.

Entrance Hall

Cloaks and airing cupboard. Stairs off to the first floor. Radiator. Wood effect laminate flooring.

WC/Shower Room

5'8" x 2'9" (1.74 x 0.85)

Modern suite comprises, shower cubicle housing shower unit, pedestal wash hand basin and low level WC. Heated towel rail. Tiled walls. Extractor fan.

Utility Room

5'7" x 8'9" (1.72 x 2.69)

Stainless steel single drainer sink unit with unit below. Worktop. Plumbing and space for automatic washing machine and tumble dryer. Wall mounted Potterton gas central heating boiler. Rear door access.

Bedroom Four

8'7" x 8'7" (2.63 x 2.62)

Double Glazed window to the rear elevation. Radiator.

First Floor

Landing

Stairs off to the second floor.

Kitchen/Diner

14'7" x 10'10" narrowing to 8'9" (4.46 x 3.32 narrowing to 2.68)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl stainless steel single drainer sink unit, mixer tap. Part tiled splash backs. Four ring gas hob and built in oven. Extractor hood. Integral dishwasher. Space for fridge/freezer. Two double glazed windows to the rear elevation. Space for dining table. Radiator.



Lounge

18'10" max narrowing to 13'11" x 14'7" (5.75 max narrowing to 4.25 x 4.47)

Two double glazed windows to the front aspect with stunning canal views. Two radiators. Electric wall mounted fire. Inset ceiling lights. Laminate flooring.

Second Floor

Landing

Master Bedroom

14'8" max 12'0" to robe (4.48 max 3.67 to robe)

Two double glazed windows to the front aspect with stunning canal views. Stylish built-in wardrobes. Radiator. Access into the en-suite bathroom.



En-Suite Bathroom

6'8" x 5'10" (2.04 x 1.79)

Modern suite comprises, panelled bath with shower mixer, pedestal wash hand basin and low level WC. Tiled walls. Heated towel rail. Part tiled walls.



Externally

To the front elevation there is a paved walkway. Driveway providing off road parking with access into the integral garage. Enclosed rear garden with paved patio/seating area and artificial lawn garden.



Bedroom Two

8'10" x 8'4" (2.70 x 2.56)

Double glazed window to the rear elevation. Radiator.

Bedroom Three

10'2" x 5'10" (3.10 x 1.78)

Double glazed window to the rear elevation. Radiator.

Shower Room

5'10" x 5'1" (1.79 x 1.57)

Modern suite comprises, shower cubicle housing shower, vanity wash hand basin and WC. Part tiled splash backs. Heated towel rail. Ceiling spot lights.

Garage

17'7" max x 7'11" max (5.38 max x 2.43 max)

With up and over door. Light and power.



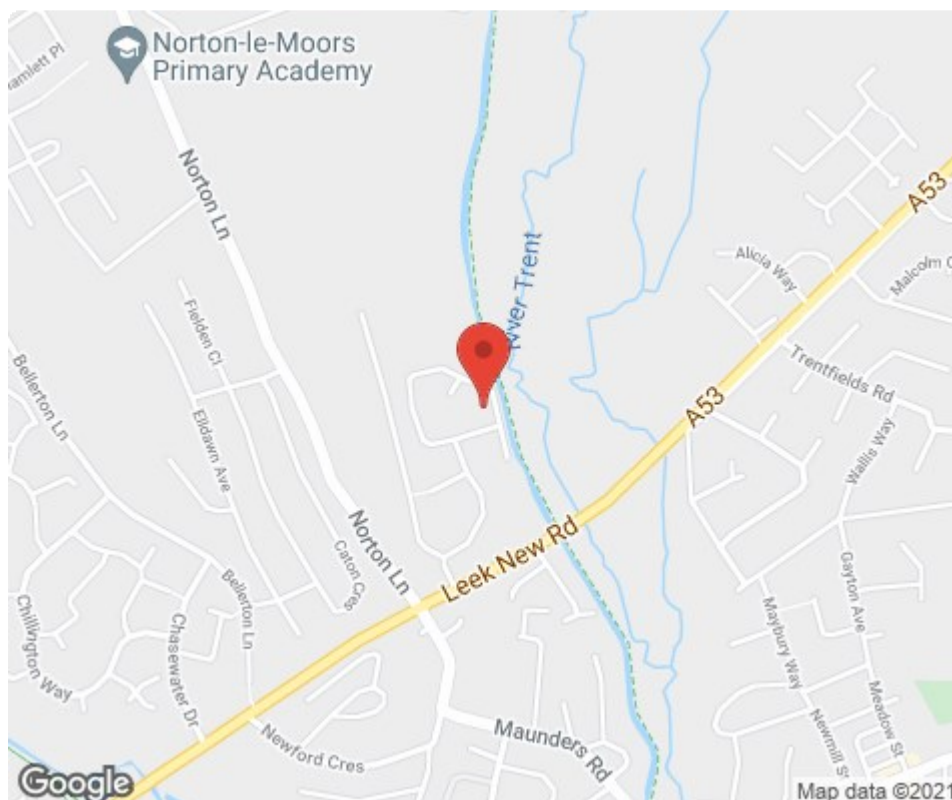


GROUND FLOOR

1ST FLOOR

2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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