



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

Offers in the region of £230,000

'Home is where love resides, memories are created, and friends and family belong.' - Unknown

This impressive three bedroom townhouse provides versatile accommodation in a quiet residential area. With modern fixtures and fittings, a low maintenance garden and two ensuites, this well-presented home is ideal for young families or couples looking for more space.

Denise White Estate Agents Comments

This well-presented three-bedroom townhouse offers the perfect blend of comfort and convenience. Located less than five miles from Stoke-on-Trent railway station, with easy access to the city centre, this impressive home caters to modern living.

As you approach the property, you'll find off-road parking that leads to an integral garage, providing both practicality and security. Upon entering, you are greeted by a spacious entrance hall that features useful storage for shoes and coats, setting a warm and welcoming tone. The ground floor boasts a versatile bedroom and a separate shower room, making it ideal for guests or those who prefer single-storey accommodation. A utility room further enhances the functionality of this level, catering to the needs of growing families.

Ascending to the first floor, you'll discover a large living room bathed in natural light, thanks to windows that offer a pleasant outlook of the surrounding woodlands. The adjoining kitchen diner is designed for both cooking and dining, providing a perfect space for family gatherings and entertaining.

The second floor houses two generously sized double bedrooms, each complete with ensuite shower rooms, ensuring privacy and convenience.

To the rear of the home, a low-maintenance paved garden awaits. This enclosed space provides a safe haven for children and pets to roam freely, making it an ideal spot for outdoor relaxation.

This townhouse truly embodies the best of both worlds, combining a serene residential setting with easy access to urban conveniences.

Location

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.

Entrance Hallway

Utility

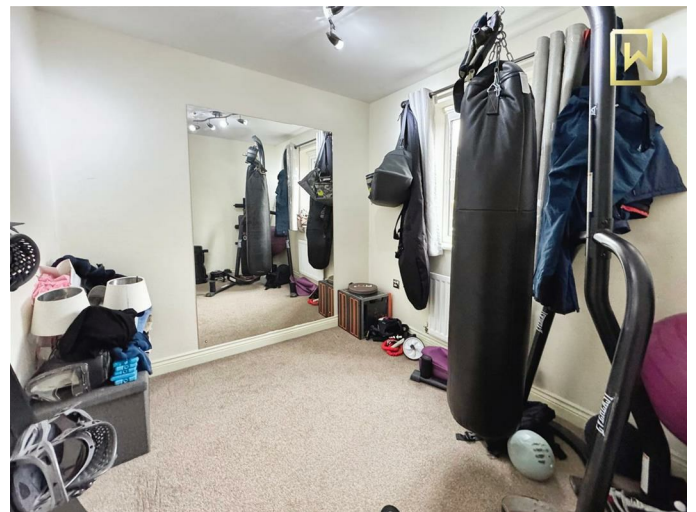
8'3" x 5'9" (2.54 x 1.77)



Wooden style flooring. Plumbing for washing machine. Range of wall and base units. Access to garden. Wall mounted radiator. Ceiling light.

Bedroom Three

9'0" x 8'1" (2.76 x 2.47)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Shower Room



Tiled flooring. WC. Shower cubicle. Wash hand basin. Ladder style towel rail. Ceiling light.

Garage

14'9" x 8'9" (4.51 x 2.67)

Kitchen Diner

15'2" x 6'6" (4.64 x 2.00)



Wooden style flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Range of wall and base units. Gas Hob. Bosch integrated oven. Integrated dishwasher. Space for fridge freezer. Stainless steel drainer style sink. Inset spotlights.

Living Room

15'0" x 12'8" (4.58 x 3.87)



Wooden style flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Inset spotlights.

Bedroom One

15'4" x 9'7" (4.68 x 2.94)



Fitted carpet. Wall mounted radiator. UPVC double glazed windows to the front aspect. Ceiling light. Access into En Suite.

En Suite

6'6" x 5'6" (2.00 x 1.69)



Tiled flooring. Ladder style towel rail. Bathtub with shower attachment. Wash hand basin. WC. Inset spotlights.

Bedroom Two

15'0" x 6'6" (4.58 x 2.00)



Fitted carpet. UPVC double glazed window to the rear aspect. Wall mounted radiator. Fitted wardrobes. Access into En Suite. Ceiling light.

En Suite

6'6" x 3'6" (2.00 x 1.07)

Tiled flooring. Ladder style towel rail. WC. Wash hand basin. Shower cubicle with shower attachment. Inset spotlights.

Outside

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke-On-Trent C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents

and has worked in the local area since 1999. Denise and 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.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored 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 surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan

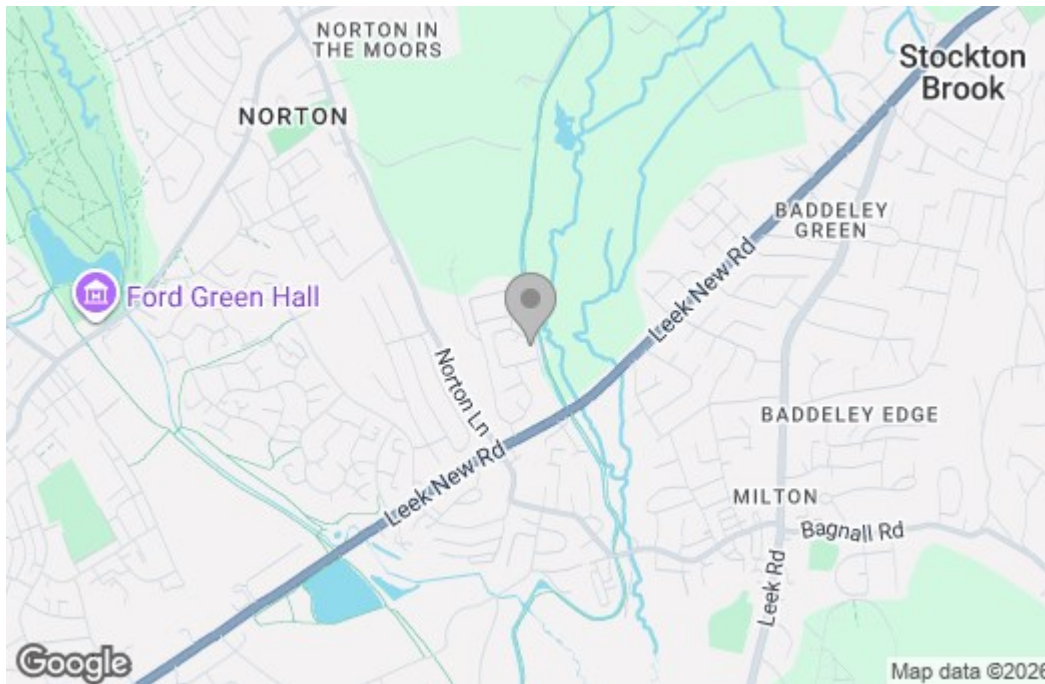


TOTAL: 114.7 sq.m. (1,235 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | 76 | |
| (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 | |

| 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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.