



17 Edmonton Grove, Stoke-On-Trent, ST2 7PQ

Asking price £155,000

'Add elements that will calm your space and soothe your soul.' – Karamabyhoda

This immaculate home features neutral and calming tones throughout with stylish and modern fixtures. With off road parking, a spacious rear garden, and a peaceful cul-de-sac location, this property is perfect for couples, individuals and young families alike.

Denise White Estate Agent Comments

Welcome to this charming two-bedroom townhouse nestled in a peaceful cul-de-sac, offering a perfect blend of comfort and modern living.

Upon entering, you are greeted by a spacious living room adorned in neutral and soft tones, creating an inviting atmosphere that flows throughout the home. The updated kitchen is a highlight, designed with a modern aesthetic, providing a stylish and functional space for cooking. It features ample under-stairs storage and grants direct access to the immaculate rear garden, perfect for outdoor relaxation and entertaining.

On the first floor, you will find two well-proportioned bedrooms. The largest bedroom, located at the front of the property, includes built-in storage solutions, creating a peaceful retreat to unwind after a long day. The second bedroom offers a delightful view of the rear garden, enhancing the tranquil ambiance of this lovely home. Completing the first-floor accommodation is a clean and bright bathroom, designed for convenience.

Externally, the property boasts off-road parking at the front, ensuring ease of access. A useful store is also available, providing additional storage options. The rear garden is a good size, fully enclosed, and predominantly turfed, making it ideal for those seeking low-maintenance outdoor space.

This townhouse is a wonderful opportunity for anyone looking for a peaceful and stylish home in a desirable location.

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.

Living room

18'8" x 10'8" max (5.71 x 3.27 max)



Wooden flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Electric fire. Stairs leading to first floor landing. Ceiling light.

Kitchen

10'8" x 12'4" max (3.27 x 3.78 max)



Tiled flooring. Wall mounted radiator. Range of wall and base units. Integrated Viceroy oven. Stainless steel drainer style sink. Integrated fridge freezer. Plumbing for washing machine. UPVC double glazed window to the rear aspect. Access

into garden. Under stairs storage cupboard. Ceiling light.

First Floor Landing

Fitted carpet. Wall mounted radiator. Access into first floor accommodation. Ceiling light. Loft access.

Bedroom One

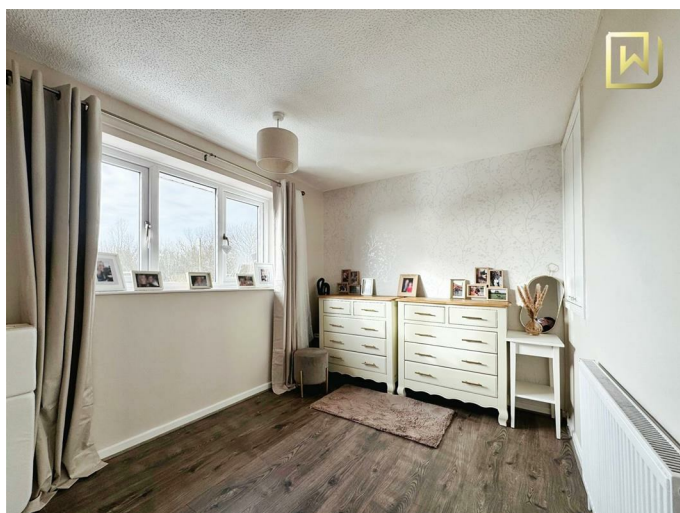
9'10" x 10'9" max (3.02 x 3.28 max)



Wooden flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Built in wardrobe storage. Ceiling light.

Bedroom Two

10'9" x 8'11" max (3.28 x 2.74 max)



Wooden Flooring. Wall mounted Radiator. UPVC double glazed window to the rear aspect, built in storage cupboard. Ceiling light.

Bathroom

5'7" x 7'10" max (1.71 x 2.39 max)



Vinyl flooring. WC. Ladder style towel rail. Pedestal wash handbasin. Bath tub with shower attachment and rain style shower. Ceiling light.

Garden



Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke-On-Trent Band B

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



"In a world where you can be anything, be kind"

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 advise.

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!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage Advisor?

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

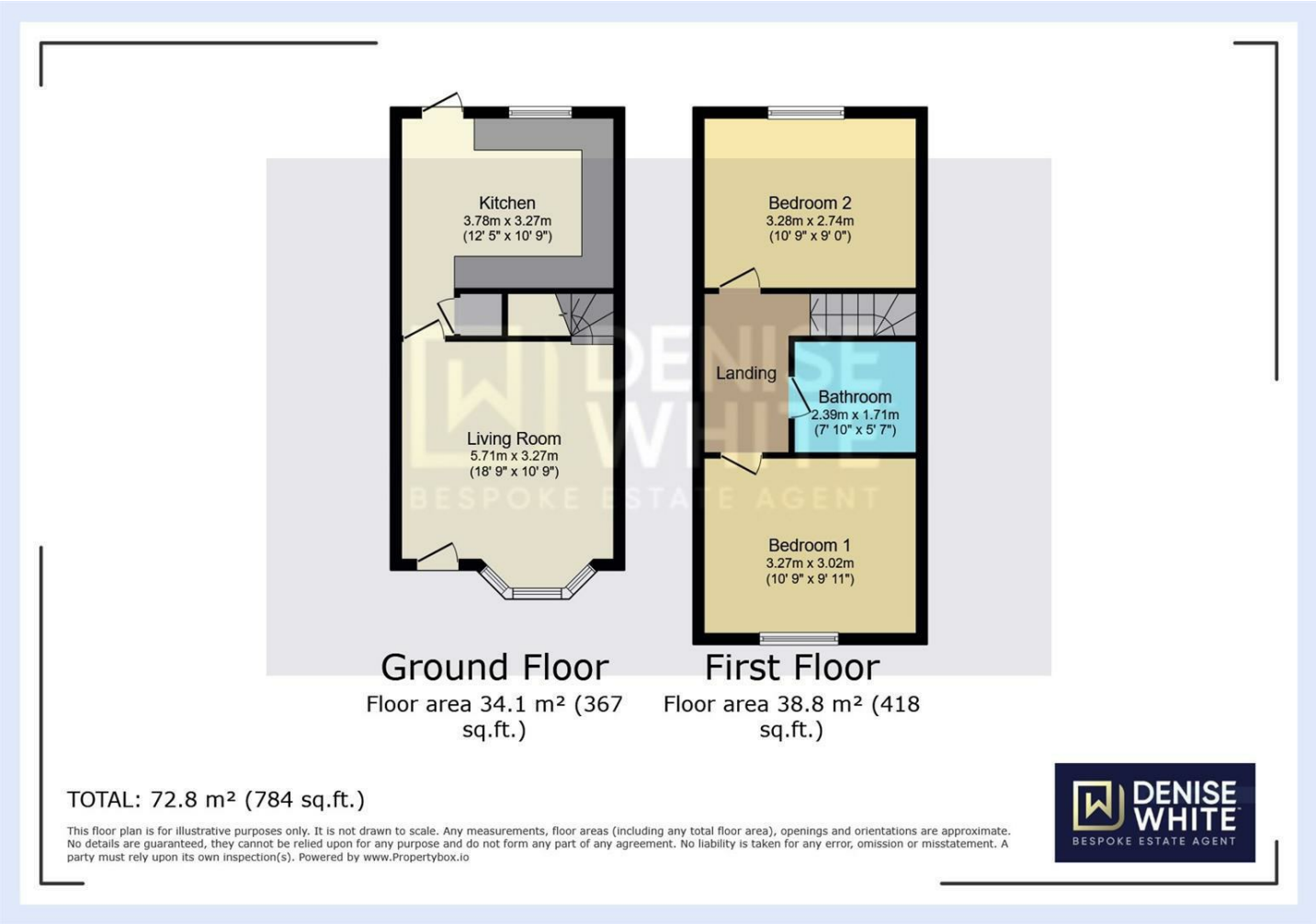
the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

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.

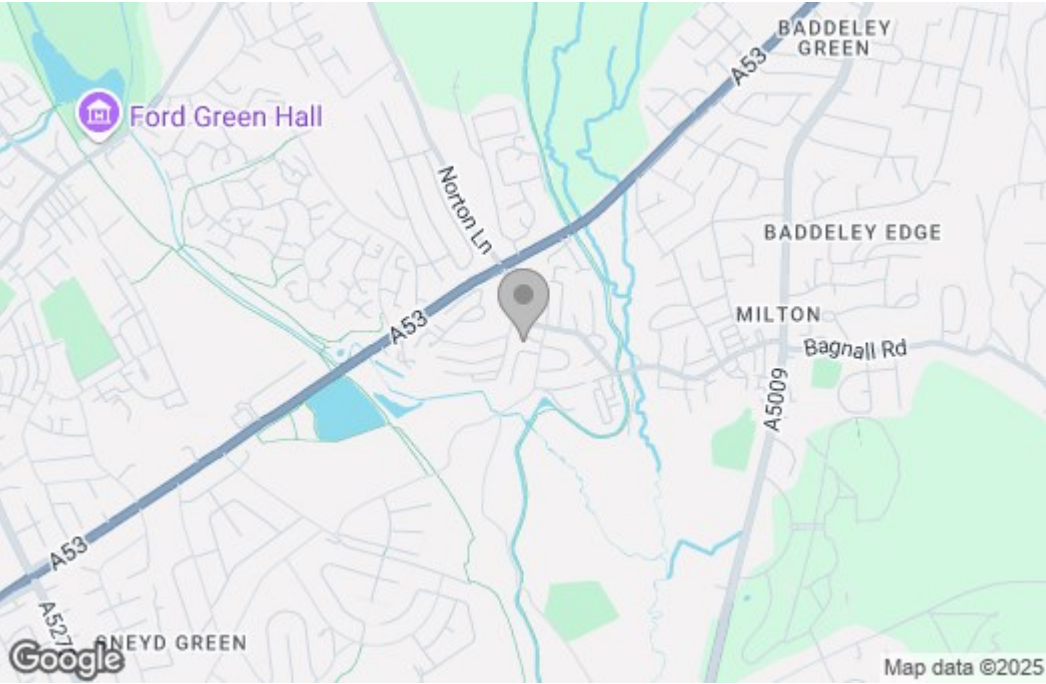
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

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.

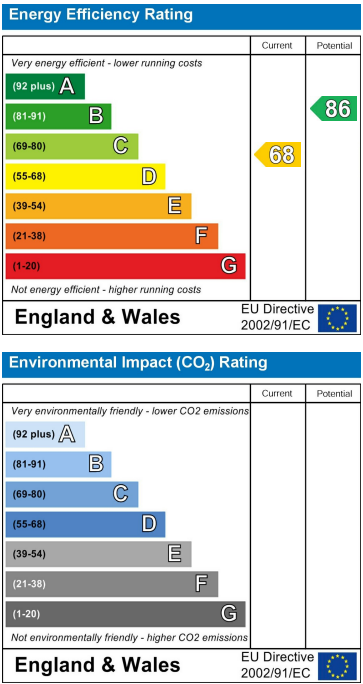
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.