



## 69 Emerald Way, Milton, Stoke-On-Trent, Staffordshire, ST6 8HL

Offers In The Region Of £240,000

- Immaculately presented three bedroom town house
- Garage and driveway
- WC to ground floor
- Spacious living/dining room
- Versatile layout with three storey accommodation
- Garden to the rear and side
- Well equipped kitchen and bathroom
- Views of the Caudon Canal
- Ensuite and dressing room to bedroom one
- Ease of access to the Caudon Canal



# 69 Emerald Way, Stoke-On-Trent ST6 8HL

Nestled in the picturesque canalside location of Emerald Way, Stoke-On-Trent, this charming three-bedroom town house offers a delightful blend of comfort and modern living. Spanning three levels, the property provides ample space for families or those seeking a serene retreat.

Upon entering, you are welcomed into the well-appointed kitchen. A spacious living/dining room, perfect for entertaining guests or enjoying quiet evenings and which seamlessly connects to the inviting garden, which extends to both the rear and side of the property, providing an ideal outdoor space for relaxation and recreation.

The house boasts three generously sized bedrooms, including bedroom one, complete with a dressing room and an ensuite bathroom, ensuring privacy and convenience. The additional two bedrooms are well-proportioned, making them suitable for family members or guests.



Council Tax Band: C



### **Hallway**

Composite double glazed door to the front elevation, radiator, inset ceiling spotlights, storage cupboard.

### **WC**

6'0" x 2'9"

UPVC double glazed window to the front elevation, vanity wash hand basin with chrome taps, lower level WC, white vertical column radiator.

### **Kitchen**

12'8" x 6'2"

UPVC double glazed window to the front elevation, range of units to the base and eye level, breakfast bar, Whirlpool four ring gas hob, Hotpoint electric fan assisted oven, space for a freestanding fridge/freezer, plumbing for a dishwasher. Whirlpool extractor hood, plumbing for a washing machine, radiator, Inset ceiling spotlights.

### **Sitting Room**

17'0" x 13'3"

UPVC double glazed French doors with side light windows to the rear elevation, Understairs storage cupboard, radiator, inset ceiling spotlights.

### **First Floor**

#### **Bedroom Two**

10'11" x 13'4"

(Maximum Measurement) two UPVC double glazed windows to the front elevation, radiator.

### **Bathroom**

6'3" x 6'3"

UPVC double glazed window to the side elevation, panel bath with chrome mixer tap and chrome rainfall shower over, vanity wash hand basin with chrome mixer tap, concealed cistern, chrome ladder radiator, inset ceiling spotlights, extractor fan.

#### **Bedroom Three**

11'7" x 13'4"

UPVC double glazed window to the rear elevation, radiator.

### **Second Floor**

#### **Bedroom One**

13'4" x 12'8"

UPVC double glazed window to the front elevation, storage cupboard, two radiators, UPVC double glazed window to the side elevation.

#### **Dressing Room**

10'3" x 6'4"

Velux style skylight to the rear elevation, inset ceiling spotlights, loft hatch, eaves storage, radiator.

#### **Ensuite**

6'11" x 6'8"

Skylight to the rear elevation, walk in shower enclosure with chrome fitment, vanity wash hand basin with chrome mixer tap, lower level WC, chrome ladder, radiator, storage cupboard.

### Externally

Driveway, access to garage, canal to the frontage, Externally to the rear is a paved patio, artificial lawn, fenced and walled boundary area to the side, pedestrian access to garage.

### Garage

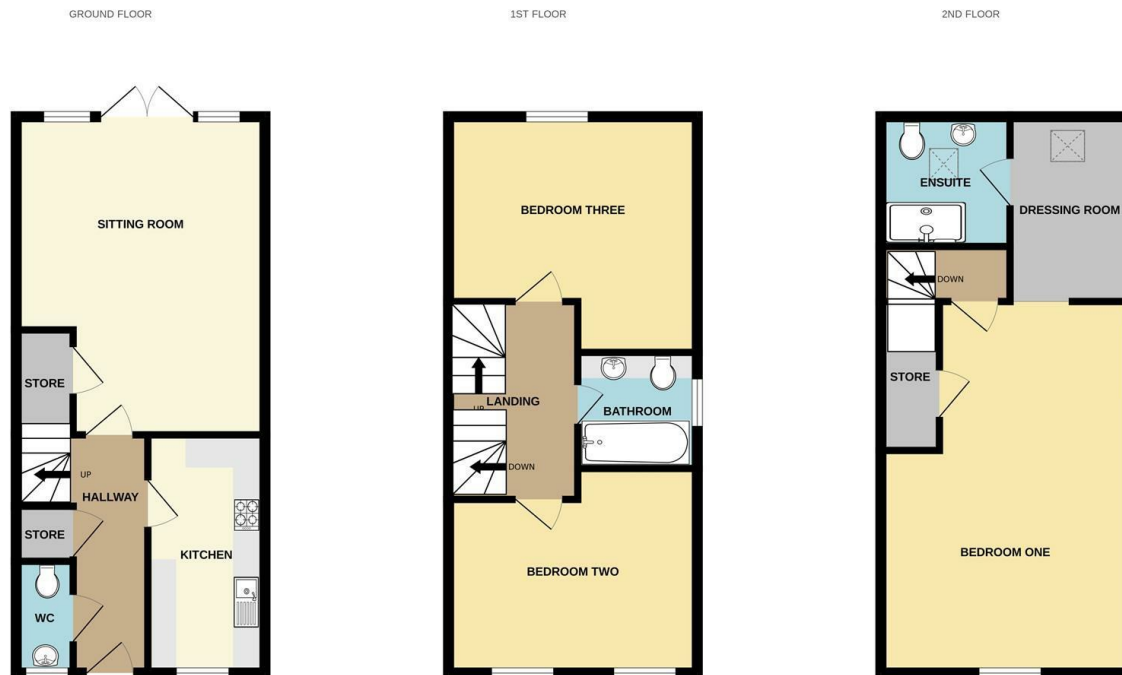
Up and over door, pedestrian door to side.





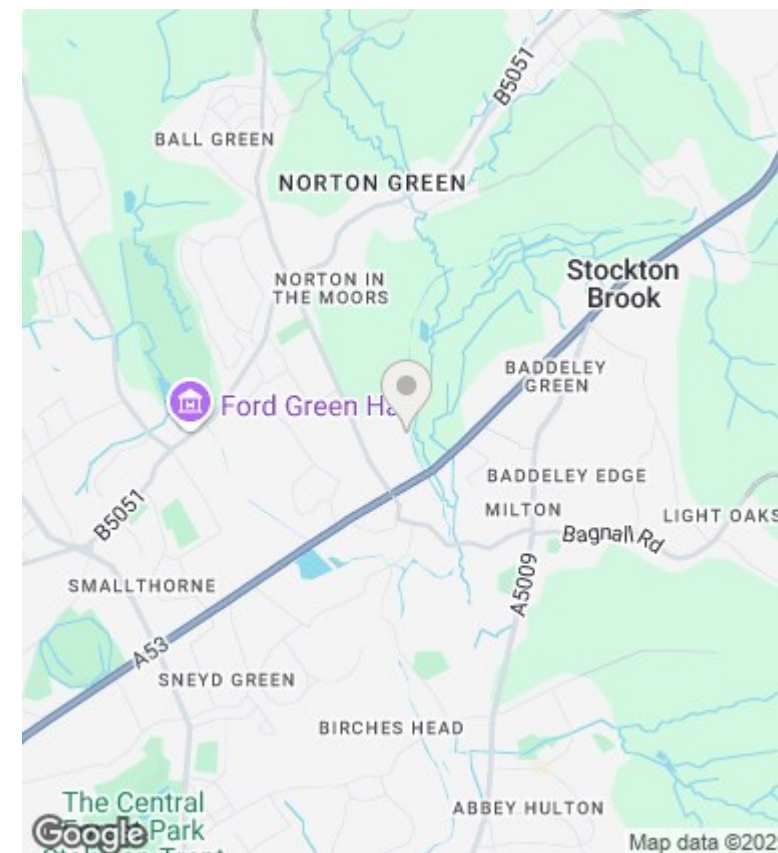






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2025



## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	78	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC