



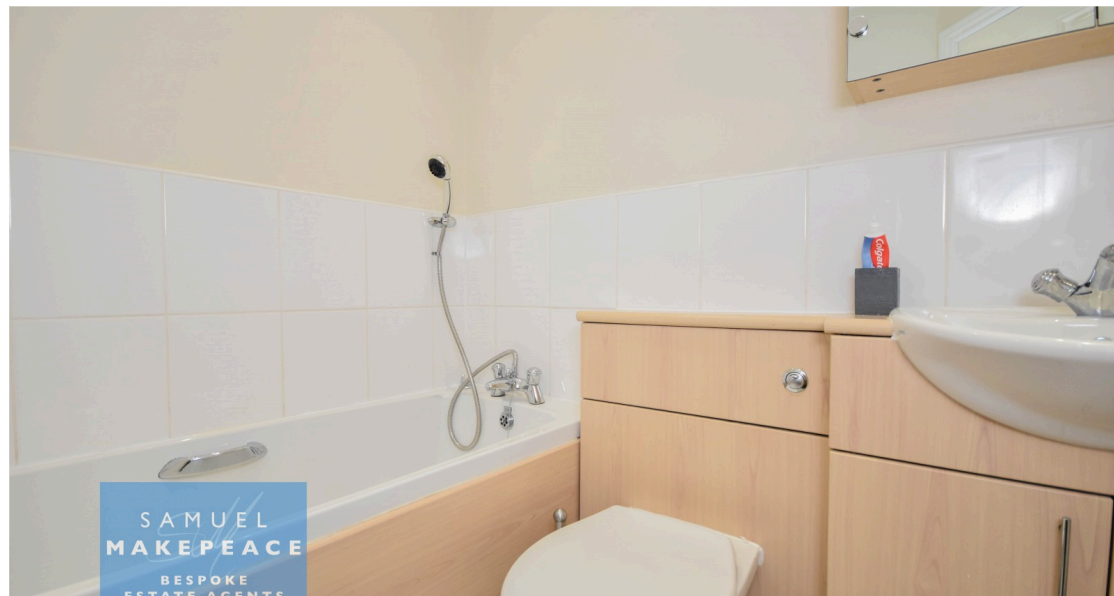
 **3**
Bedrooms

 **3**
Bathrooms

 **1**
Reception

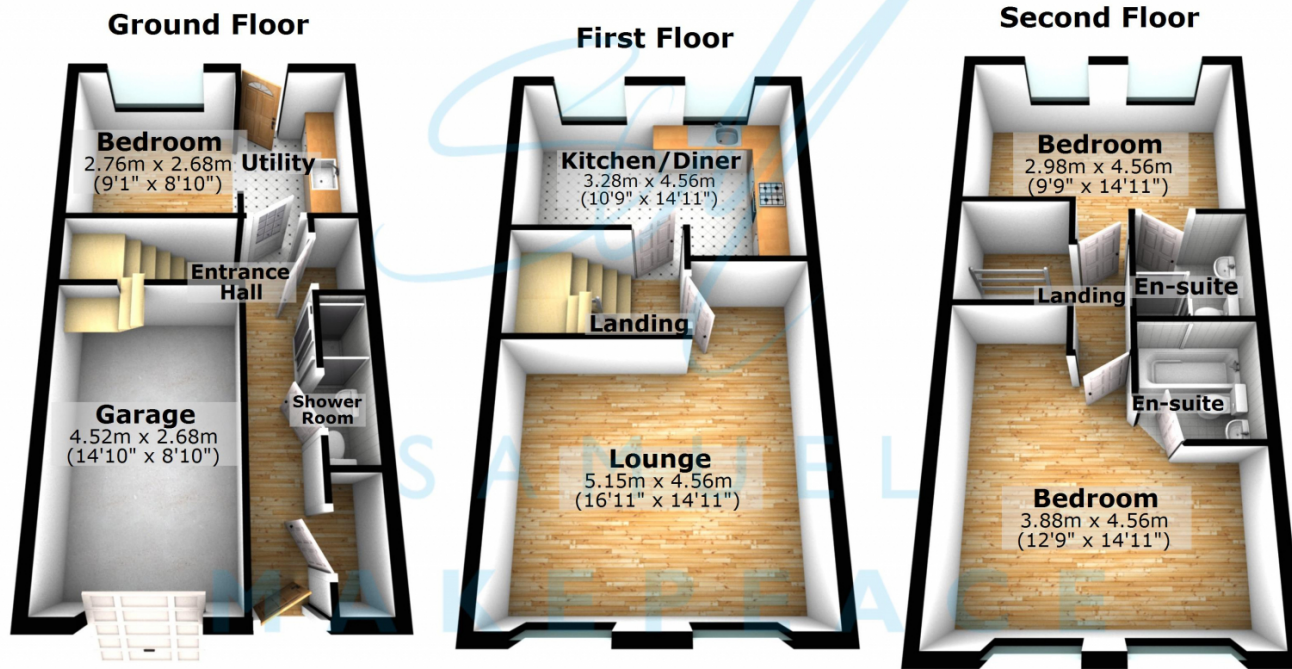


- BEAUTIFUL THREE BEDROOM TOWNHOUSE with garage
- GORGEOUS VIEWS OVERLOOKING THE CANAL
- SPACIOUS LOUNGE with dual windows and charming log burner feature
- MODERN KITCHEN/DINER with ample storage space
- CONVENIENT DOWNSTAIRS THIRD BEDROOM with A STYLISH SHOWER ROOM TO ACCOMMODATE
- TWO DOUBLE BEDROOMS both with two windows
- TWO ENSUITE BATHROOMS one featuring a double shower cubicle and the other a bathtub
- WELL-MAINTAINED, PRIVATE GARDEN



'Sitting on the dock of the bay' might just spring to mind as you take in the peaceful canal views from this beautifully presented three bedroom townhouse on Emerald Way, Milton. Tucked away in a quiet and desirable cul-de-sac, this spacious home is set over three floors and offers flexible, modern living in a truly tranquil setting. Step inside through the welcoming hallway and discover a flexible ground floor layout. Here, you'll find the third bedroom, - perfect for guests, older children, or even a home office. A stylish shower room with double shower cubicle is also included on this to accommodate the bedroom plus a handy utility room with space for your appliances and access to the rear garden. Up on the first floor, the heart of the home awaits. A spacious lounge offers twin windows that frame the picturesque canal and flood the room with natural light. A charming log-burning feature creates a cosy and inviting space - perfect for quiet nights in or entertaining. Just across the landing, the modern kitchen/diner provides sleek cabinetry, room for a dining table, and another pair of windows to keep things bright and airy. The top floor hosts two generous double bedrooms, each with its own en-suite. The front bedroom enjoys dual windows with stunning canal views and a luxurious ensuite with a full bathtub. The rear bedroom offers privacy, comfort, and a contemporary ensuite with a shower cubicle. Step outside to a low maintenance garden featuring a neat patio area and artificial lawn - ideal for relaxing without the hassle. There's also gated rear access and at the front, a single garage and driveway for off-road parking. **Offered in lovely condition and with no upward chain, this property blends character, comfort, and an enviable canal-side lifestyle - so if you're ready to stop watching the tide roll away and start your next chapter, get in touch with Samuel Makepeace Today!**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Emerald Way, Milton, Stoke-on-Trent

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