



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

**Offers In Excess Of £230,000**



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## Offers In Excess Of £230,000



### Modern Family Living in Milton

This stunning semi-detached, three-bedroom home in the heart of Milton offers the perfect blend of contemporary style and comfort. Set across three floors, the property is designed with versatility in mind, making it ideal for families, professionals, or anyone seeking a spacious and flexible living space. With canal views, modern interiors, and convenient proximity to local amenities, this property is a fantastic opportunity in a highly sought-after area.

### Ground Floor: Versatile Living

As you step into the home, the ground floor immediately impresses with its practical yet stylish layout. The spacious bedroom on this level, which could also serve as a home office, is ideal for anyone working remotely or needing guest accommodation. Its quiet position at the front of the house ensures privacy and comfort.

This floor also features a well-appointed shower room, complete with a washbasin and WC, making it convenient for guests or as a dedicated bathroom for the ground-floor space. Further along, you'll find a utility room with ample storage and laundry space, helping to keep the rest of the home clutter-free.

### First Floor: Open-Plan Living and Dining

The heart of this home is undoubtedly the first floor, where an expansive open-plan kitchen and dining room awaits. The modern kitchen is fully equipped with high-quality appliances and plenty of storage, perfect for family meals or entertaining. The adjoining dining area is bathed in natural light, creating a warm and welcoming space to enjoy meals with family or friends.

On the same floor, the living room offers a bright and airy retreat. With large windows overlooking the peaceful canal, this room offers a serene space to unwind while enjoying scenic views all year round. Whether you're relaxing in the evening or hosting guests, this room is sure to impress.

### Second Floor: Private Bedrooms with En-Suites

The second floor is dedicated to two spacious bedrooms, each

offering privacy and convenience with built-in wardrobes and their own en-suite bathrooms. The master bedroom features a luxurious full en-suite, complete with a bathtub, washbasin, and WC. The second bedroom has a sleek en-suite shower room, ideal for busy mornings or for guests who value their own space.

Both bedrooms are generously proportioned, offering ample space for relaxation, sleep, and storage. The thoughtful layout ensures that every member of the household has their own personal retreat.

### Outdoor Space: Landscaped Garden and Parking

Outside, the property continues to impress. The landscaped garden has been designed for ease of maintenance while providing a lovely outdoor space to relax, entertain, or enjoy the warmer months. Whether you're hosting a summer barbecue or enjoying a quiet afternoon with a book, this garden offers a perfect outdoor retreat.

At the front of the property, a driveway provides parking space for two cars, while the garage offers additional parking or storage for bicycles, tools, or seasonal items.

### Convenient Location: Close to Amenities and School

Situated in the charming area of Milton, this property benefits from an excellent location. Just a 4-minute drive to Aldi, it's easy to keep your kitchen stocked with groceries. The property is also close to Norton-le-Moors Primary Academy and The Excel Academy, both within a 4-minute drive, making it perfect for families with school-aged children.

For commuters, the property offers easy access to Leek New Road, ensuring a smooth journey to nearby towns and cities. Whether you're heading into Stoke-on-Trent for work or exploring the nearby countryside, this location offers the perfect balance of tranquillity and convenience.

### Why This Home?

This freehold property is an excellent choice for those looking for a modern, low-maintenance home in a thriving area. The

combination of three bathrooms, three floors of living space, and canal views make it a unique opportunity for buyers who want space, style, and comfort. Add to this the proximity to local amenities, schools, and transport links, and it's easy to see why this home stands out.

### Final Thoughts

If you're looking for a family home or professional space that offers flexibility, comfort, and charm, this property on Emerald Way is a must-see. The thoughtful layout across three floors, combined with its modern design and convenient location, ensures that it will appeal to a wide range of buyers.

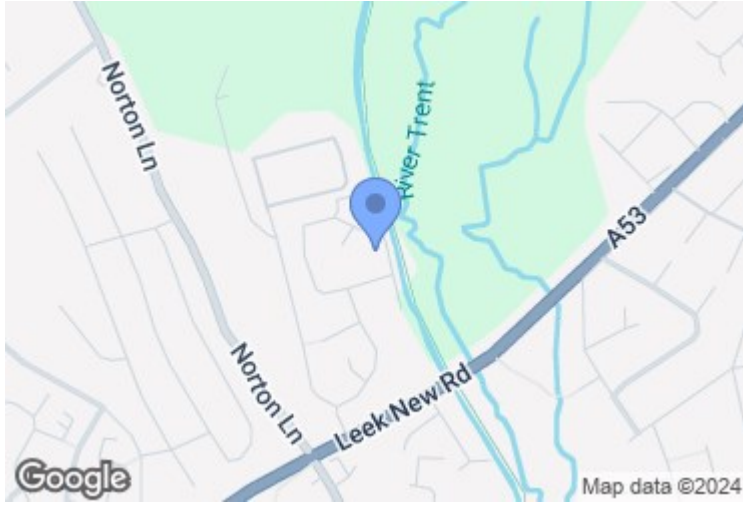
From the ground-floor office/bedroom to the ensuite bedrooms on the top floor, every detail has been designed with modern living in mind. Add in the landscaped garden, canal views, and ample parking, and this home ticks all the boxes for contemporary living in a prime location.

Don't miss your chance to make this exceptional property your own. Contact us today to arrange a viewing and experience all that this Milton gem has to offer.

### Council Tax

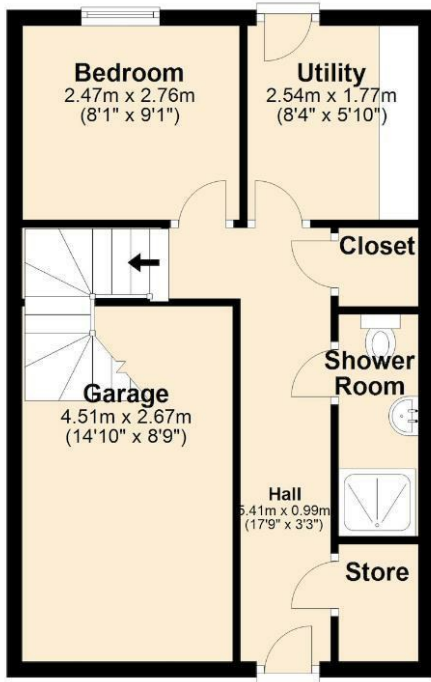
Band C.





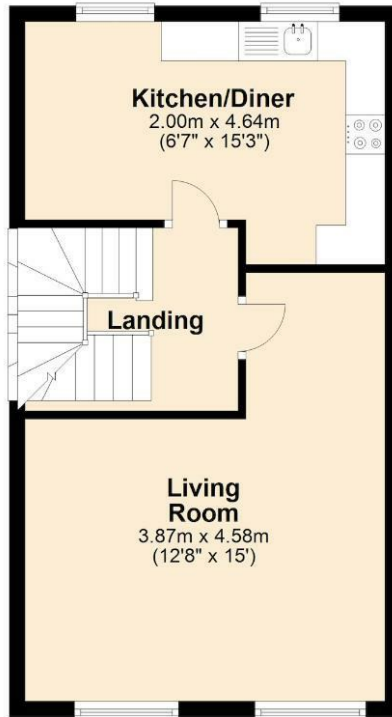
### Ground Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



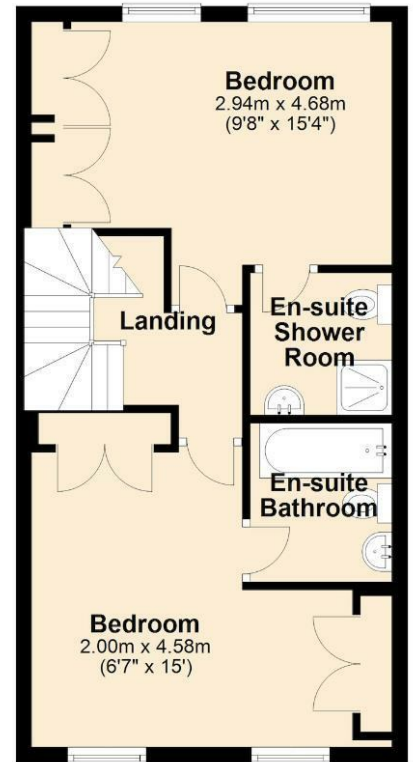
### First Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



### Second Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



Total area: approx. 120.8 sq. metres (1300.2 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (82 plus)	
B (61-81)	
C (49-60)	
D (35-48)	
E (29-34)	
F (17-28)	
G (1-16)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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