



## 59 Emerald Way

Milton, Stoke-On-Trent, ST6 8HL

See a penny pick it up, all day long you will have good luck. Let me hand you a shiny penny in the form of this immaculate townhouse on Emerald Way. The perfect first time buyer purchase, sold with no upward chain and move in ready, the accommodation on offer comprises of a large lounge, fitted kitchen/diner, downstairs cloakroom, three bedrooms and a family bathroom. Externally the property benefits from off road parking and a fully enclosed rear garden.. Located on the popular Norton Heights development, close to local amenities, schooling and canal towpaths. Your luck is in, call today to book a viewing.

**£179,950**

# 59 Emerald Way

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- IMMACULATE TOWNHOUSE- NEW CARPETS AND DECORATED THROUGHOUT
- DOWNSTAIRS W.C
- FULLY ENCLOSED REAR GARDEN
- PERFECT FOR FIRST TIME BUYERS AND INVESTORS
- SPACIOUS LOUNGE
- THREE BEDROOMS
- TWO ALLOCATED PARKING SPACES TO THE REAR
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY FITTED BATHROOM
- LEASEHOLD- ANNUAL GROUND RENT CHARGE

## LEASEHOLD

This property is a leasehold, currently the ground rent charge is £124 per year, payable 1st January. The lease term, was 155 years starting 2003.

## Ground Floor

### Entrance Hall

6'2" x 3'6" (1.90 x 1.08)

A double glazed door Opens to the front aspect, radiator.

### Cloakroom

5'7" x 2'7" (1.72 x 0.81)

A double glazed window looks out to the front aspect. Fitted with a Low Level WC and wash hand basin. Radiator.

### Lounge

15'7" x 14'10" (4.75 x 4.53)

A double glazed window looks out to the front aspect. Electric fireplace and radiator. Stairs to the first floor.

### Kitchen/Diner

14'10" x 8'1" (4.53 x 2.48)

Double glazed patio doors and a double glazed window look out to the rear aspect. Fitted with a range

of wall and base storage units and coordinating work surface areas. Integrated stainless steel sink and side drainer, electric oven with gas hob and cooker hood above. Plumbing and space for a washing machine and fridge/freezer. Partly tiled walls, radiator, boiler and under stair storage cupboard. Space for a table and chairs.

## FIRST FLOOR

### First Floor Landing

8'0" x 6'0" (2.44 x 1.85)

Stairs from the ground floor. Loft access hatch.

### Bedroom One

13'2" x 8'5" (4.03 x 2.57)

A double glazed window looks out to the front aspect. Radiator.

### Bedroom Two

10'6" x 8'5" (3.21 x 2.58)

.A double glazed window looks out to the rear aspect. Radiator.

### Bedroom Three

9'11" x 6'1" (3.04 x 1.86)

A double glazed window looks out to the front aspect. Radiator and

storage cupboard housing water tank.

## Bathroom

6'0" x 5'4" (1.84 x 1.63)

A double glazed window looks out to the rear aspect. Fitted suite comprising of bath with shower overhead, Low Level WC and wash hand basin with vanity unit. Partly tiled walls, extractor fan and radiator.

## EXTERIOR

To the front of the property there is a paved path to the front door with gravelled area and laid to lawn. The rear garden is fully enclosed with a gate for rear access to the allocated parking spaces., Low maintenance paving and laid to lawn.



