



**24 Hardman Street, Stoke-On-Trent, ST2 7ET**

**£135,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9M 7 DAYS A WEEK!

"Every first home tells a story - of beginnings, ambition and a place to belong"

A beautifully presented traditional terraced house in the quiet Stoke-on-Trent village of Milton. Featuring a spacious open-plan lounge and dining area, modern kitchen with integrated appliances, two double bedrooms, and a stylish family bathroom. The property benefits from a private, low-maintenance yard with brick-built store and external utility. Ideal for first-time buyers, couples, or investors, this home combines modern comfort with a peaceful village setting.

### Denise White Agent Comments

A beautifully presented traditional terraced house, quietly positioned on a sought-after street in the Stoke-on-Trent village of Milton. Offering spacious and modern accommodation throughout, this charming home blends contemporary style with practical living.

The ground floor features a generous open-plan lounge and dining area, enhanced by dual-aspect sash windows that flood the space with natural light. A feature log-burning effect electric fire provides a cosy focal point for the room. Leading from the lounge, stairs rise to the first floor, and a door opens to the rear kitchen. The kitchen is fitted with a modern range of units, integrated appliances, and inset lighting, with a convenient door providing access to the rear yard.

On the first floor, there are two well-proportioned bedrooms and a stylish family bathroom, complete with a modern suite and rainfall shower over the bath.

Externally, the property benefits from a private, low-maintenance yard, ideal for outdoor seating and dining. Additional features include a brick-built store and an external utility room, adding practicality and storage.

Perfectly suited to first-time buyers, couples, or investors, this delightful home offers a ready-to-move-in space in a peaceful village setting. A viewing is strongly recommended to fully appreciate all that this property has to offer.

### 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.

### Lounge Dining Room

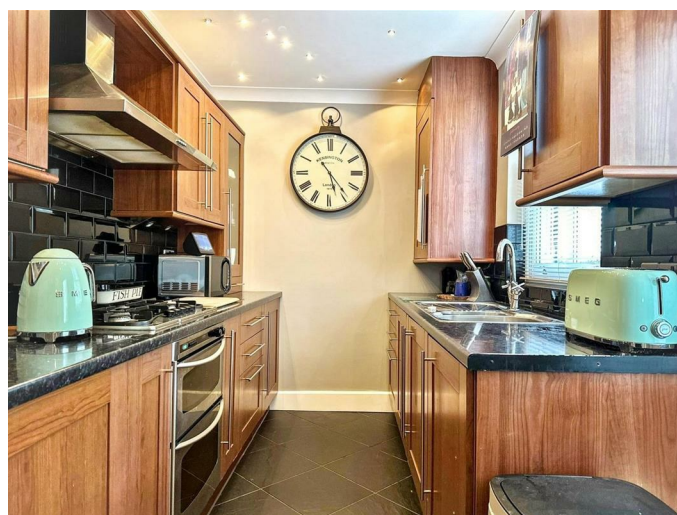
9'8" extending to 12'11" x 24'0" (2.95 extending to 3.96 x 7.32)



Wooden design flooring. Wall mounted radiators. Feature log burning effect gas fire. Storage cupboard. Double glazed Sash window to the front and rear aspects. Stair access leading to first floor accommodation. Ceiling lights.

### Kitchen

11'9" x 6'9" (3.60 x 2.06)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated gas hob with extractor over, double electric oven and fridge freezer. Double glazed sash window to the side aspect. Door leading to the rear yard.

### First Floor Landing

Fitted carpet. Storage cupboard. Inset Spotlights. Doors leading into:-

### Bedroom One

13'1" x 11'3" (4.01 x 3.43)



Fitted carpet. Wall mounted radiator. Double glazed sash window to the front aspect. Ceiling light.

### Bedroom Two

12'0" x 6'10" (3.67 x 2.09)



Fitted carpet. Wall mounted radiator. Double glazed sash window to the rear aspect. Ceiling light.

### Bathroom

11'9" x 6'11" (3.60 x 2.11)



Fitted with a suite comprising of paneled bath with rainfall shower over, pedestal wash hand basin and low level WC. Tiled flooring. Wall mounted heated towel rail. Obscured double glazed sash window. Inset spotlights.

### Outside

To the rear of the property there is a low maintenance yard, ideal for outdoor seating and dining, with gated access to the rear alleyway. There is also a useful brick built store, and external utility room.

### Utility room

9'0" x 6'4" (2.75 x 1.94)

Power and light. Plumbing for automatic washing machine.

### Garden Store

Providing useful garden storage space.

### Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke-On-Trent Band - A

### 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.

### We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### Property To Sell Or Rent?

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 Will 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.

### **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.

### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

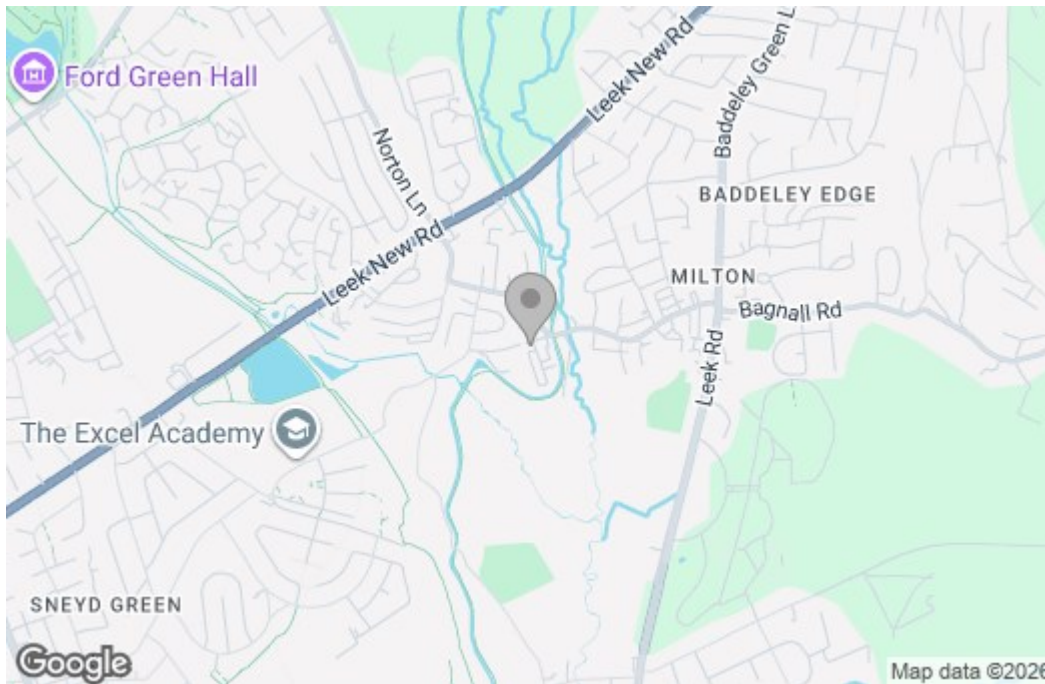
# Floor Plan

Approx Gross Internal Area  
75 sq m / 811 sq ft

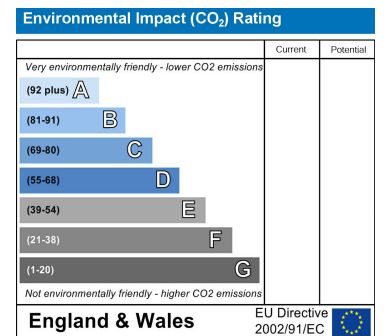
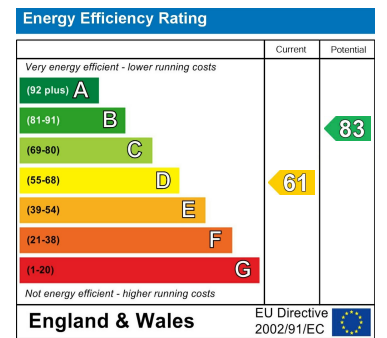


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.