



38 Haslemere Avenue, Stoke-On-Trent, ST2 7AU

Offers in the region of £230,000

PHONE LINES OPEN 9AM-9PM, MONDAY TO SATURDAY - SUNDAYS 10AM-2PM

"Home is the nicest word there is." — Laura Ingalls Wilder

A beautifully presented three-bedroom semi-detached home situated in the sought-after area of Milton, offering spacious and versatile accommodation throughout. Boasting two reception areas, an impressive fitted kitchen, utility room, downstairs WC, detached garage/home gym and private driveway, this fantastic home is perfectly suited to modern family living.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Agent Comments

Situated within the ever-popular residential area of Milton, this beautifully presented three-bedroom semi-detached home on Haslemere Avenue offers deceptively spacious accommodation, a versatile layout, and an abundance of charm, making it an excellent choice for growing families, first-time buyers, or those looking to upsize. Thoughtfully arranged throughout, the property seamlessly combines practical living with warm and inviting interiors.

Upon entering, you are welcomed by a useful entrance hallway which sets the tone for the accommodation beyond. To the front of the home is a well-proportioned reception room, currently utilised as a dining room but offering exceptional flexibility to suit a variety of lifestyles. Whether you require a formal dining space, a cosy lounge, a home office, playroom or hobby room, this versatile room can easily adapt to your individual needs.

Continuing through the property, the heart of the home is undoubtedly the impressive fitted kitchen. Offering an excellent range of wall and base units, generous work surface space and ample storage, the kitchen has been designed with both functionality and everyday family life in mind. While the space comfortably accommodates additional dining, making it ideal for everything from busy weekday breakfasts to entertaining family and friends.

The kitchen flows effortlessly into the spacious rear lounge, creating a sociable, open-plan feel whilst still retaining clearly defined living areas. Flooded with natural light thanks to double doors opening onto the rear courtyard, this comfortable reception room provides the perfect place to relax and unwind throughout the year, with easy access to the outside for summer entertaining.

Leading from the lounge is a practical utility room, providing valuable additional storage and laundry facilities, alongside a convenient ground floor WC, adding further practicality for modern family living.

To the first floor, the property continues to impress with two generous double bedrooms, both offering excellent proportions. The principal bedroom enjoys a pleasant outlook over the rear garden, whilst the second double bedroom overlooks the front aspect. Completing the accommodation is a versatile third bedroom, perfectly suited as a child's bedroom, nursery, dressing room or dedicated home office, together with a well-appointed family bathroom.

Externally, the property offers equally appealing outdoor space. To the rear is an enclosed, low-maintenance courtyard garden, providing a private setting for outdoor dining, relaxing or entertaining during the warmer months. A substantial detached garage offers exceptional versatility and is currently utilised as a home gym, although it could equally serve as secure parking with access from the rear of the property, a workshop, hobby space or additional storage depending on your requirements. To the front, a private driveway provides off-road parking for two vehicles.

Combining flexible accommodation, generous living space and a sought-after Milton location, this superb home is perfectly positioned for local schools, shops, transport links and everyday amenities, offering an outstanding opportunity for buyers seeking a property ready to move straight into.

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.

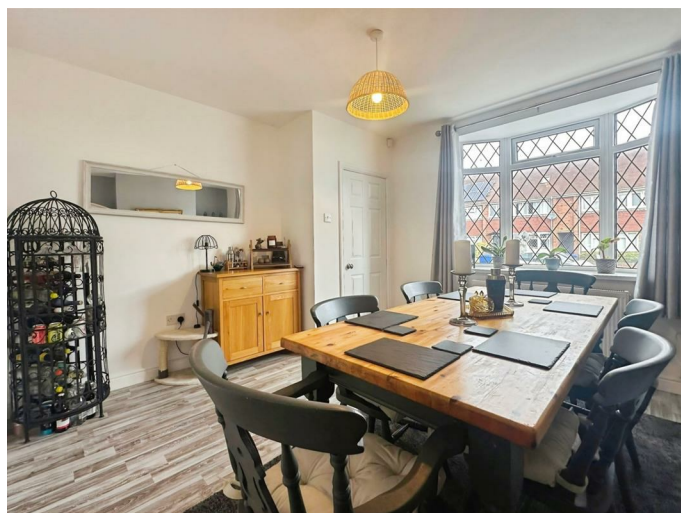
A short distance from the village of Milton is Bagnall Road Wood - a local nature reserve.

Entrance Hall

Composite door to the front aspect. Laminate flooring. Radiator. Stairs to first floor accommodation. Ceiling light.

Dining Room

13'0" x 10'11" (3.97 x 3.35)



Laminate flooring. Radiator. uPVC bay window to the front aspect. Ceiling light.

Kitchen

16'3" x 13'11" (4.96 x 4.26)



Fitted with a range of wall base units with work surfaces over incorporating a stainless steel drainer sink unit with mixer tap. Integrated Lamona oven, gas hob with extractor fan over, space for dishwasher. Tiled flooring. Radiator. Under stair storage cupboard housing combination boiler. Space for fridge freezer. Ceiling light.

Lounge

12'4" x 11'9" (3.76 x 3.60)



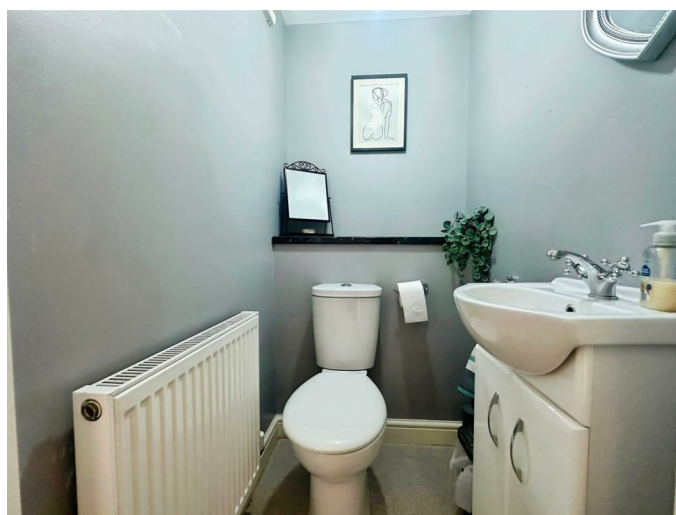
Laminate flooring. Radiator. uPVC double doors leading to outside. Ceiling light.

Rear Hall/Utility Room

Vinyl flooring. Plumbing for washing machine. uPVC door to the side aspect. Ceiling light. Door leading into: –

WC

4'7" x 3'5" (1.41 x 1.05)



Vinyl flooring. Radiator. Low-level WC. Vanity wash hand basin. Ceiling light.

First Floor Landing

Carpet. Obscured uPVC window to the side aspect. Ceiling light. Stairs leading down to ground floor accommodation. Doors leading into: –

Bedroom One

14'0" x 10'7" (4.27 x 3.25)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light

Bedroom Two

11'6" x 9'11" (3.53 x 3.03)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Three

10'10" x 5'5" (3.31 x 1.67)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom

6'3" x 5'10" (1.91 x 1.78)



Fitted with a suite comprising of bath with shower attachment and rainfall shower, low-level WC, and vanity wash hand basin. Tiled flooring. Heated towel rail. Obscured uPVC window to rear aspect. Inset spotlights.

Garage

19'9" x 16'0" (6.03 x 4.89)

Up and over garage door to the rear aspect. Window to the front aspect. Ceiling light.

Outside

Outside, the property continues to impress with a private, enclosed courtyard garden providing a low-maintenance space ideal for relaxing or entertaining. A substantial detached garage offers fantastic versatility and is currently utilised as a home gym, whilst also lending itself to secure parking, a workshop or additional storage. To the front, a private driveway provides convenient off-road parking for two vehicles.

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?

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?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer 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

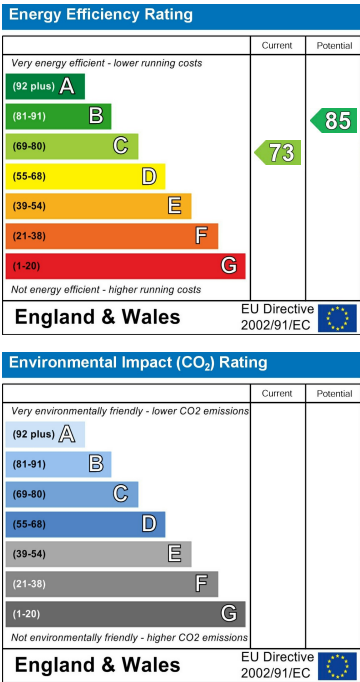


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.