



## 87 Emerald Way, Milton, Stoke-On-Trent, Staffordshire, ST6 8HL

Offers In The Region Of £85,000

- Selling with NO CHAIN!
- Communal car park to the rear
- Double glazed throughout
- Canal side property
- Perfect for a first time buyer or buy-to-let investor
- Second floor, one bedroom apartment
- Popular residential location

# 87 Emerald Way, Stoke-On-Trent ST6 8HL

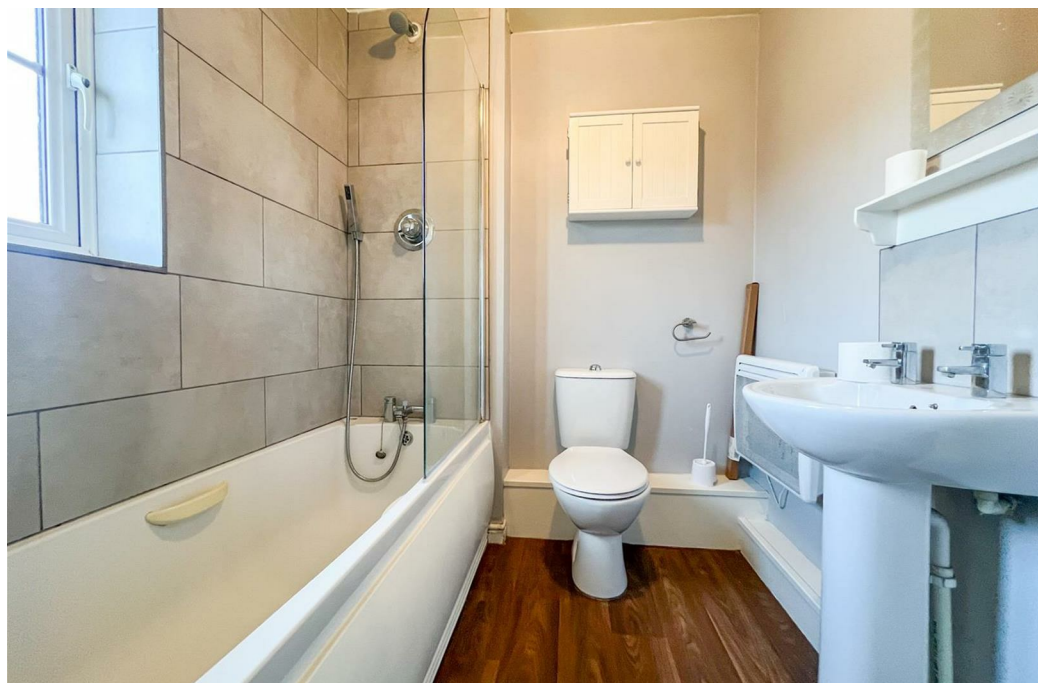
Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this charming apartment with picturesque views over the canal and the surrounding countryside. With one reception room, one bedroom, and a well-appointed bathroom, this property is perfect for first-time buyers or those looking to invest in a buy-to-let opportunity.

The apartment boasts an open aspect to the front, allowing natural light to flood the living space while providing a serene backdrop of the canal, making it an ideal retreat from the hustle and bustle of daily life. The peaceful setting enhances the appeal of this property, ensuring a comfortable and relaxing environment.

One of the standout features of this apartment is that it is being sold with no chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for buyers eager to move in without unnecessary delays.



Council Tax Band: A



### **Communal Hallway**

Sensor lighting, stairs to the first and second floors, external post boxes.

### **Entrance**

8'0" x 5'8" max measurement

Wall mounted Dimplex electric heater, built in airing cupboard housing pressurised hot water cylinder with fixed shelving.

### **Living Room**

13'4" x 10'0"

UPVC double glazed window to the front aspect, overlooking the canal and surrounding countryside, feature exposed wooden wall, wall mounted Dimplex electric heater.

### **Kitchen**

10'1" x 6'11"

Units to the base and eye level, space and plumbing for a washing machine, built in Whirlpool electric oven, four ring Halogen hob with extractor, stainless steel sink unit with mixer tap, tiled splash backs, UPVC double glazed window to the rear aspect, wall mounted Dimplex electric heater.

### **Bathroom**

5'9" x 5'8"

White suite comprising panel bath having mixer tap and mixer shower, pedestal wash hand basin, low level WC, wall mounted electric heater, part tiled walls, UPVC double glazed frosted window to the rear aspect.

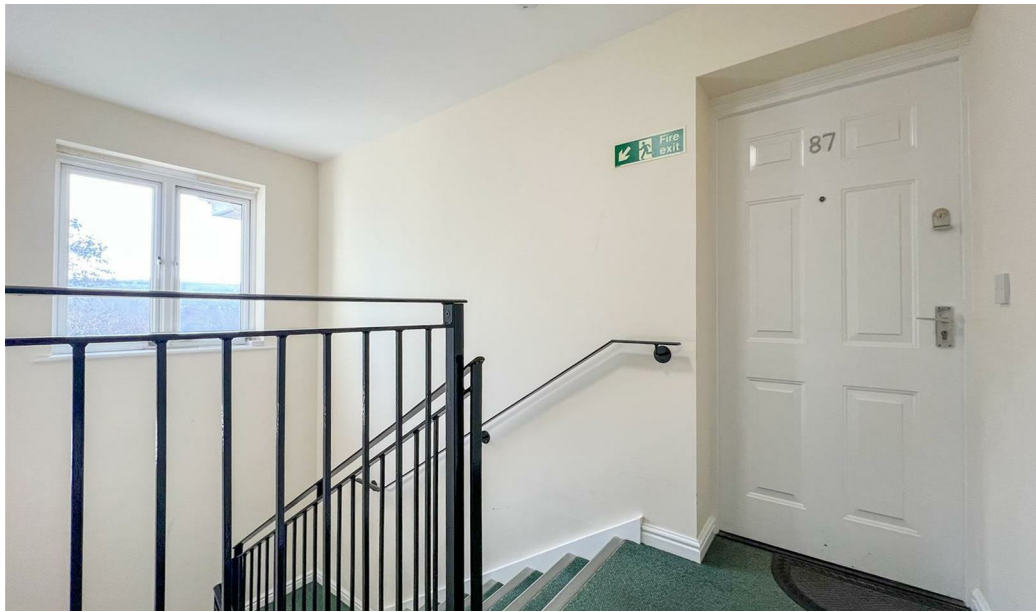
### **Externally**

To the rear aspect is a parking area. To the frontage, overlooking the canal and surrounding countryside.

### **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

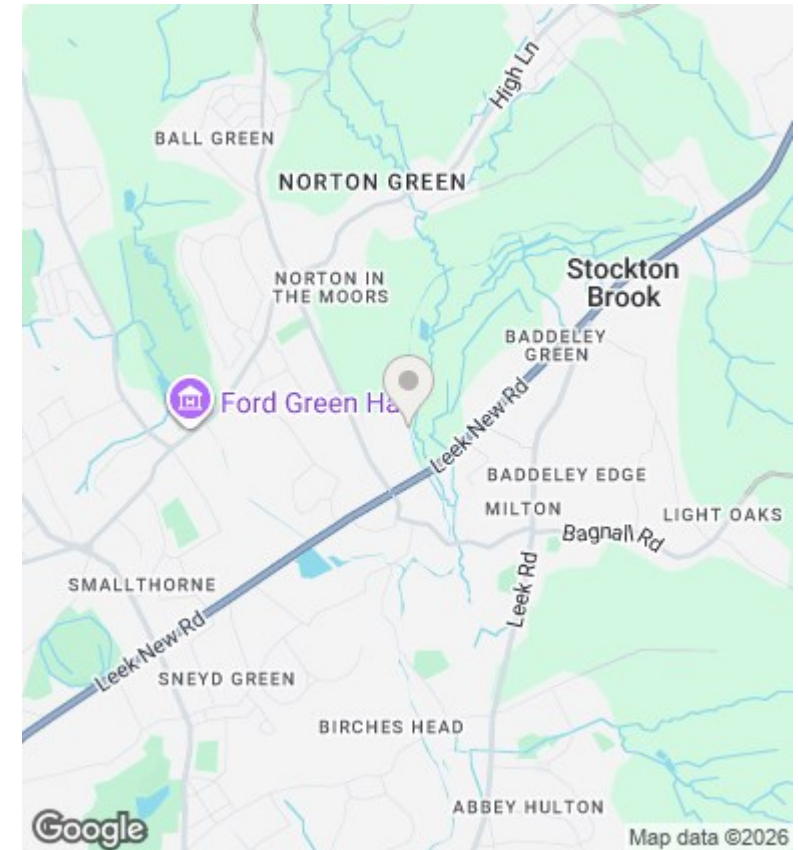




## SECOND FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (2025)



## Directions

From our Derby Street Leek Office proceed out of the town on the A53 Newcastle Road, passing through the villages of Longsdon, Endon, Stockton Brook and Baddeley Green. Follow this road for approximately 7 miles to the small traffic lights and turn right into Sapphire Drive. Bear right continuing on Sapphire Drive and follow to the T junction turning right into Emerald Way where the property is situated a short distance along on the left

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	