



Emerald Way, Milton,
Stoke-on-Trent



OneAgency

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Offers in Region of £145,000

A three bedroom end townhouse in the popular location of Milton within walking distance to the village. The property benefits from double glazing, en suite to master bedroom and off road parking. An ideal first time buy or buy to let property. Close to amenities, commuter links and schools. Viewing is highly advised! No Chain.





Ground Floor

Hall

Entered through the front door, radiator and vinyl flooring.

Guest W/C

A low level W/C, pedestal hand wash basin, double glazed window, radiator and vinyl flooring.

Lounge

5.38m x 4.56m (17' 8" x 15' 0") A double glazed window, fireplace and surround, radiator and carpet flooring.

Kitchen/Diner

4.56m x 2.73m (15' 0" x 8' 11") A range of wall and base units with worktops, integral oven and gas hob, plumbing for a washing machine, space for a fridge/freezer, french doors, double glazed window, storage cupboard, radiator and vinyl flooring.

First Floor

Bedroom One

3.57m x 2.58m (11' 9" x 8' 6") A double glazed window, radiator and carpet flooring.

En Suite

1.86m x 1.37m (6' 1" x 4' 6") A walk in shower unit, hand wash basin, low level W/C, radiator and carpet flooring.

Bedroom Two

3.09m x 2.57m (10' 2" x 8' 5") A double glazed window, radiator and carpet flooring.

Bedroom Three

2.64m x 1.91m (8' 8" x 6' 3") A double glazed window, radiator and carpet flooring.

Bathroom

1.91m x 1.69m (6' 3" x 5' 7") A white suite with bath, hand wash basin, low level W/C, radiator, double glazed window and vinyl flooring.

External

Front - A tarmac drive providing off road parking for two vehicles.

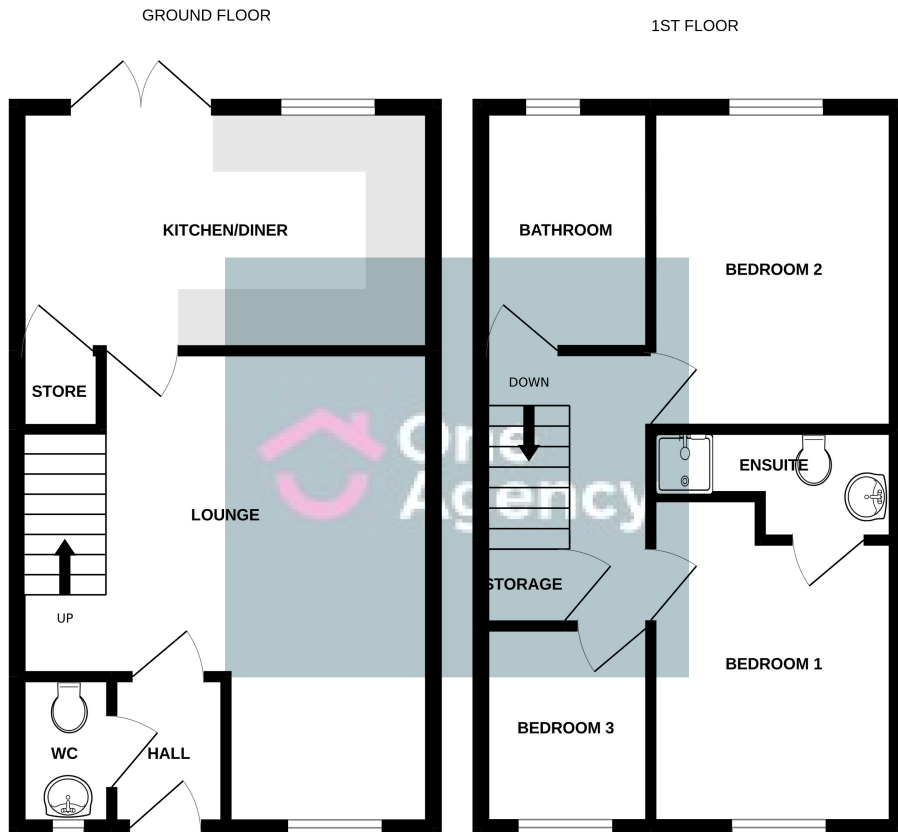
Rear - A paved patio area, lawned section and fenced borders.

AGENTS NOTES

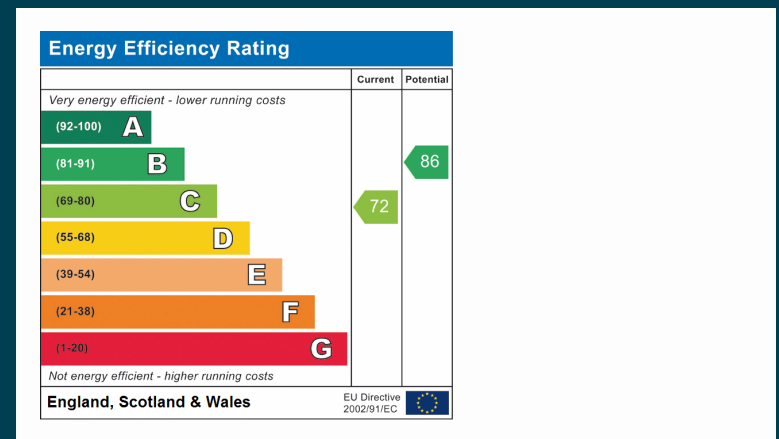
The leasehold began on 1 January 2003 with 155 years. The vendor has advised there is an annual ground rent of £134.00. We would advise to confirm this information with your solicitor.

The council tax band is C. The local authority is Stoke-on-Trent.





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 mis-statement. This plan is for illustrative 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.
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