



Emerald Way,
Milton



OneAgency

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Offers in Region of £170,000

A three bedroom leasehold end townhouse in the sought after location of Milton. An ideal first time buyer property which benefits from off road parking, en suite to the master bedroom and private rear garden. The property is located near to excellent schools, commuter links and local amenities such as Milton Village. Viewing is highly advised! No Chain!





Ground Floor

Hall

Entered through the front door, radiator and laminate flooring.

Guest W/C

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

Lounge

5.36m x 4.58m (17' 7" x 15' 0") A double glazed window to the front, radiator and laminate flooring.

Kitchen/Diner

4.55m x 2.74m (14' 11" x 9' 0") A range of wall and base units with worktops, stainless steel sink basin, integral oven and gas hobs, plumbing for a washing machine, space for a fridge/freezer, french doors to the garden, double glazed window, under stairs storage, radiator and laminate flooring.

First Floor

Bedroom One

3.58m x 2.58m (11' 9" x 8' 6") A double glazed window to the front, radiator and carpet flooring.

En Suite

2.57m x 1.35m (8' 5" x 4' 5") A white suite with walk in shower, vanity hand wash basin, low level W/C, radiator and laminate flooring.

Bedroom Two

3.11m x 2.59m (10' 2" x 8' 6") A double glazed window to the rear, radiator and carpet flooring.

Bedroom Three

2.67m x 1.91m (8' 9" x 6' 3") A double glazed window to the front, radiator and carpet flooring.

Bathroom

3.11m x 2.59m (10' 2" x 8' 6") A double glazed window to the rear, radiator and carpet flooring.

External

Front - A tarmac drive for off road parking for two cars.

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

AGENTS NOTES

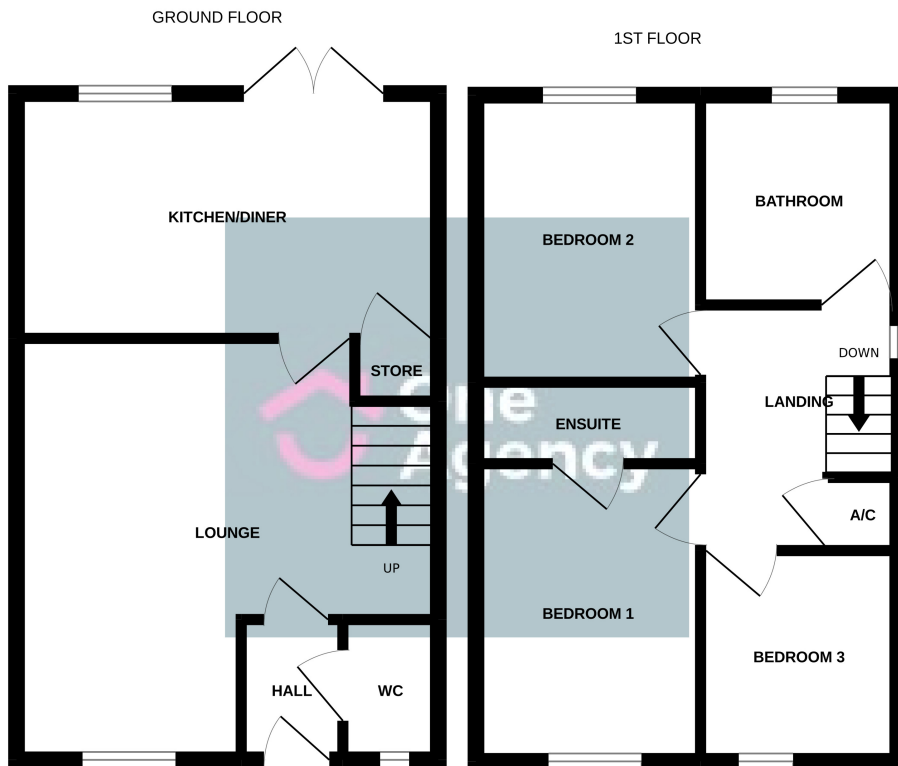
The leasehold began on 1 January 2003 with 155 years. The vendor has advised there is an annual ground rent of £134.00. We would advise to confirm this information with your solicitor.

Council Tax information

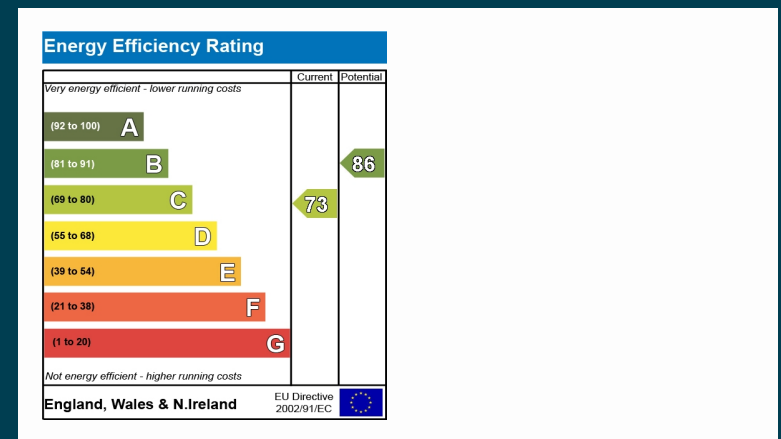
Local Authority Stoke On Trent

Local authority reference number 2016800390

Council Tax band C



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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In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.