



6 Emerald Way

Milton, Stoke-On-Trent, ST6 8HL

Got me looking so crazy right now, got me hoping you'll save me right now, you will fall CRAZY IN LOVE with this stunning semi detached home made to impress! Located on the popular area of Milton close to all amenities and schooling there is nothing not to LOVE! This immaculate home boasts a spacious lounge, a modern fitted kitchen/diner and downstairs W.C. To the first floor there are three good sized bedrooms with a contemporary bathroom . Externally, this property is set to WOW with its beautifully landscaped gardens. To the front there is a manicured artificial lawn with paved pathways and ample off road parking for numerous vehicles. To the rear there is a large paved patio seating area with wooden built gazebo currently housing a hot tub, complete with television, surround sound and lighting. The rear is completed with a large artificial lawned area and is fully enclosed by panelled fencing and side access gate. You will be begging to go...book your viewing today!

Offers in excess of £174,950

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- STUNNING SEMI DETACHED
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY SHOWER ROOM
- FREEHOLD PROPERTY
- BEAUTIFULLY LANDSCAPED GARDEN
- CLOAKROOM
- AMPLE OFF ROAD PARKING
- SPACIOUS LOUNGE
- THREE BEDROOMS
- CORNER PLOT

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Radiator.

Cloakroom

5'8" x 2'9" (1.75 x 0.85)

A double glazed window overlooks the front aspect. Low level W.C and wash hand basin with tiled splashback. Radiator.

Lounge

15'8" x 15'1" (4.80 x 4.62)

A double glazed window overlooks the front and one to the side aspect. Fireplace housing electric feature fire. Television point and two radiators. Stairs leading to the first floor.

Kitchen/Diner

15'1" x 8'3" (4.60 x 2.52)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work

surface areas and partly tiled walls. Integrated electric oven and hob over with cookerhood above. Space and plumbing for fridge/freezer, washing machine and dishwasher. Under stairs storage cupboard. Space for table and chairs and radiator. Wall mounted central heating boiler.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

13'4" x 8'8" (4.08 x 2.65)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Two

10'8" x 8'7" (3.26 x 2.64)

A double glazed window overlooks the rear aspect. Television point. Radiator.

Bedroom Three

10'0" x 6'2" (3.07 x 1.90)

A double glazed window overlooks the

front aspect. Storage cupboard housing hot water cylinder. Radiator.

Bathroom

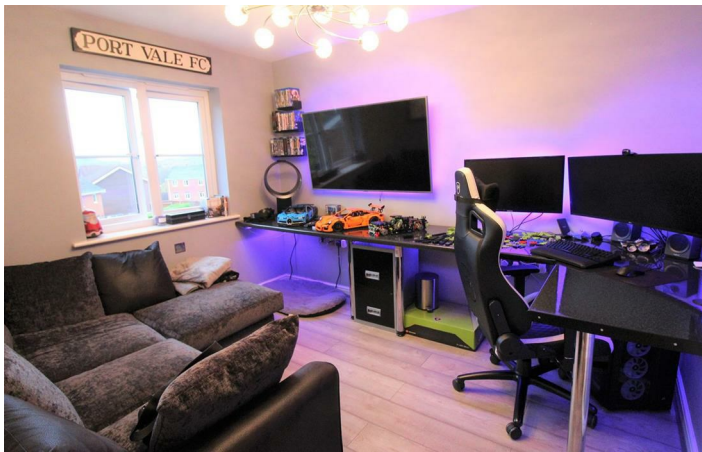
6'2" x 5'4" (1.88 x 1.65)

A double glazed window overlooks the rear aspect. Fitted with a double shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Fully tiled walls, extractor fan. Ladder style towel radiator. Ceiling spotlights.

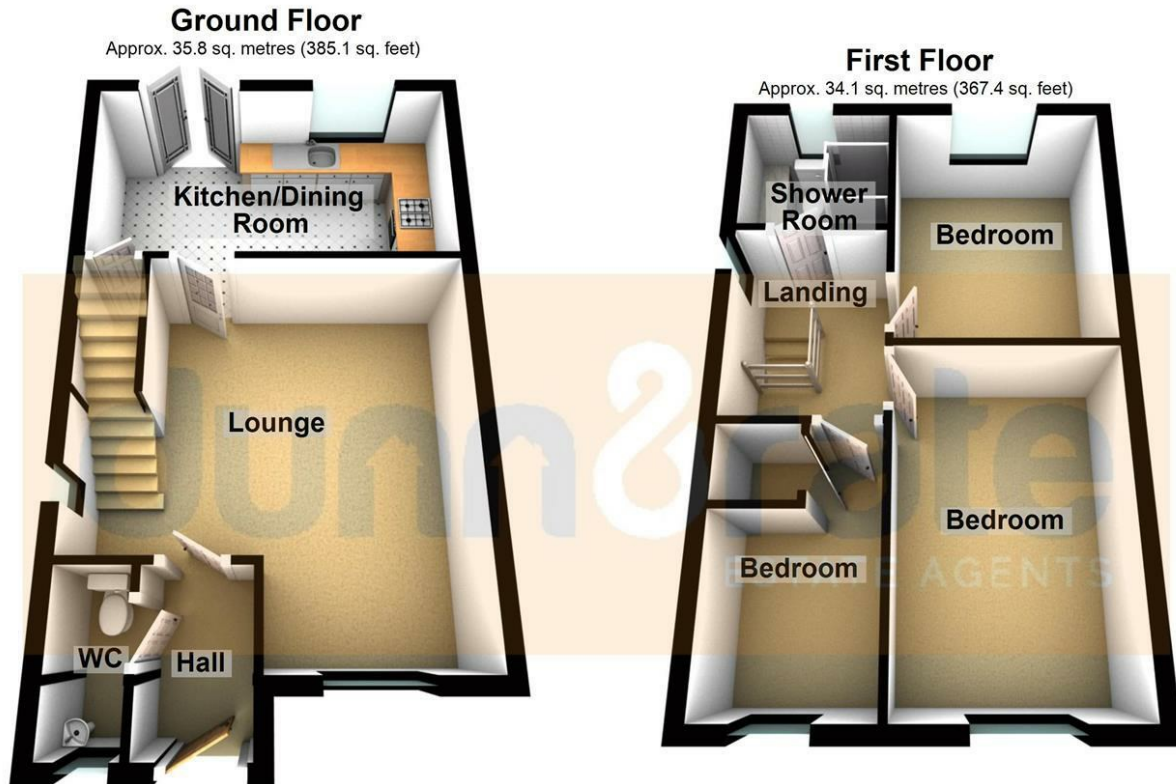
EXTERIOR

To the front the property is landscaped with artificial lawn and sleeper borders. Paved pathways lead to the entrance door and the tarmac driveway which leads down the side of the property. To the rear the property is laid with artificial lawn with a large paved patio seating area. Wooden gazebo with power and lighting, television point and surround sound system. Plumbing and space for hot tub.





Floor Plan



Total area: approx. 69.9 sq. metres (752.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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