

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Holdcroft Place, Meir, Stoke-On-Trent, ST3 6FE

Offers In Excess Of

£150,000

- Watch Our Online Video Tour
- First Class Presentation
- Two Bedrooms With Fitted Wardrobes
- Fitted Kitchen
- An Immaculate Townhouse
- Perfect For First Time Buyers
- Ground Floor Cloakroom/wc
- Delightful Garden

AN EXCELLENT SEMI-DETACHED TOWN HOUSE!

Immaculate throughout and a chain-free property that will certainly appeal to first-time buyers!

This good-looking townhouse is on the ever-popular Piper's Croft development at Meir which was built by Barratt Homes, and is within convenient distance to local bus routes, shops and access to the A50.

The excellent and well-laid-out accommodation within this house features a downstairs cloakroom and wc, along with a well-fitted kitchen and a comfortable lounge and dining room with double-glazed double doors leading into the garden and an open-plan staircase to the first floor.

Both bedrooms are of generous and practical size and feature fitted wardrobes. Heating is from a combi boiler. There's a compact garden to the rear and a tarmac driveway at the front.

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Fitted mat and carpet. Radiator. Useful storage cupboard with Logic gas combi boiler for central heating and hot water.

CLOAK ROOM/WC

5'02 x 2'09 (1.57m x 0.84m)

Laminate look vinyl flooring. Radiator. White low level wc and pedestal wash basin.

FITTED KITCHEN

8'08 x 6'03 (2.64m x 1.91m)

Laminate look vinyl flooring. Range of wall cupboards and base units with a cream coloured paint effect finish together with an integrated gas hob, cooker hood and under oven. Plumbing for washing machine. Space for fridge freezer. UPVC double glazed window with fitted blind.

LOUNGE AND DINING ROOM

14'11 x 12'10 (4.55m x 3.91m)

Fitted carpet. Two double radiators. UPVC double glazed window and double doors leading into the garden. Stairs leading to the...

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

10'11 to face of wardrobes x 9'03 (3.33m to face of wardrobes x 2.82m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Really good range of fitted wardrobes.

BATHROOM/WC

6'01 x 6'00 (1.85m x 1.83m)

Vinyl flooring. Part tiled walls. Radiator. White suite consisting of panelled bath with shower over, pedestal wash basin and low level wc.

BEDROOM TWO

11'00 x 8'01 (3.35m x 2.46m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Built in storage cupboard and wardrobes.

OUTSIDE

There is a fully enclosed lawned rear garden with a paved patio and well-stocked borders.

This property comes with one car parking space on a driveway which is shared with the adjacent property. This car parking space is situated to the far right of the driveway as you look at the property.





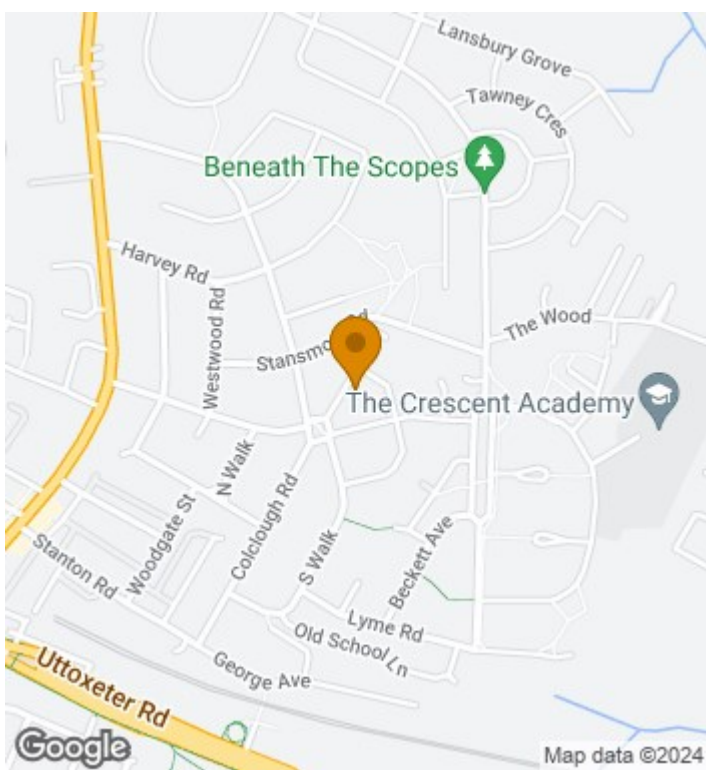
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



TOTAL AREA: APPROX. 617.8 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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