



27, Hollies Drive, Stoke-On-Trent, ST3 7JR



Asking Price £195,000

An traditional semi-detached bungalow situated in one of Meir Heath's most popular and sought after residential locations. This mature property offers good size accommodation featuring a comfortable sitting room, kitchen with conservatory extension to the rear, two bedrooms and modern shower room. Larger than average plot with good size garden in a slightly elevated plot with partial open views to the rear, and plenty of off road parking. Upvc double glazing throughout and modern gas boiler. Great location within easy reach of a wide variety of local amenities and handy for the The Potteries and A50. No upward chain.



01785 811 800

<https://www.tgprop.co.uk>



Enclosed Porch

Fully enclosed porch with upvc front door and window to the side.

For sale by private treaty, subject to contract.

Vacant possession on completion.

Hallway

Reception area with part glazed upvc inner door. Access hatch to,loft space. Radiator.

Lounge

Good size sitting room with bay window to the front of the bungalow, chimney breast with period style fireplace and living flame gas fire. TV aerial connection. Radiator.

Kitchen

The kitchen features an extensive range of wall & base cabinets with traditional style wooden doors and coordinating granite effect work surfaces with inset sink unit. Space for slot-in cooker, plumbing for washing machine and space for an upright fridge/freezer. Breakfast bar setting two. Part ceramic tiled walls, windows to the side and rear and door opening through to the conservatory.

Conservatory

Lean-to upvc conservatory with double glazed windows and sliding patio doors opening to the garden. Radiator.

Bedroom 1

Double bedroom with fitted wardrobes to one wall, Window to the rear. Radiator.

Bedroom 2

Generous size single bedroom with window to the front. Radiator.

Shower Room

With white suite comprising; corner quadrant shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic tiled walls. Radiator. Airing cupboard housing the modern gas fired combi boiler.

Outside

The bungalow occupies a larger than average plot, with good frontage featuring gravel beds and planted borders. Driveway parking with space for 2/3 cars and space to easily accommodate a garage if required. Potential to park a caravan or camper to the rear behind the building line. Pleasant rear garden with lawn area, planted borders and several paved patio areas.

General Information

Services; Mains gas, water, electricity & drainage. Gas central heating.

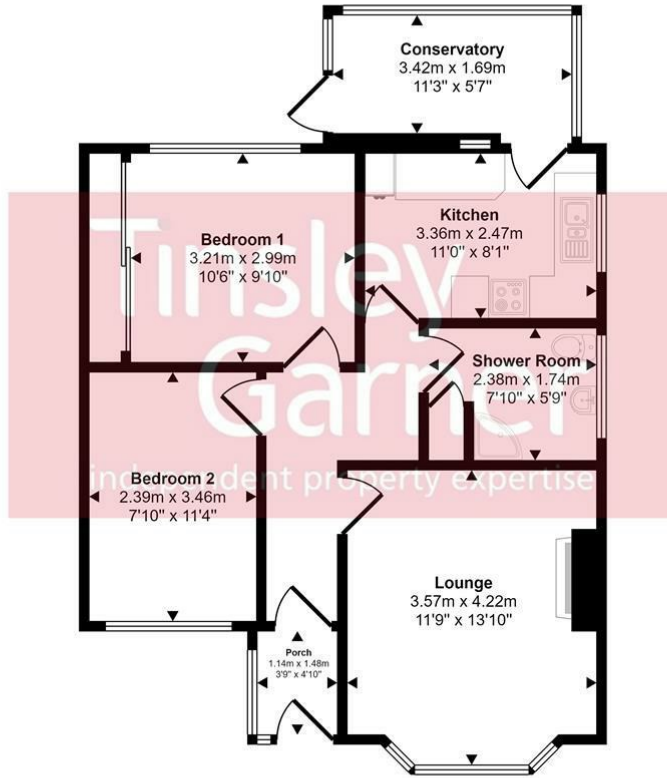
Council Tax Band B

Tenure; Freehold

Viewing by appointment

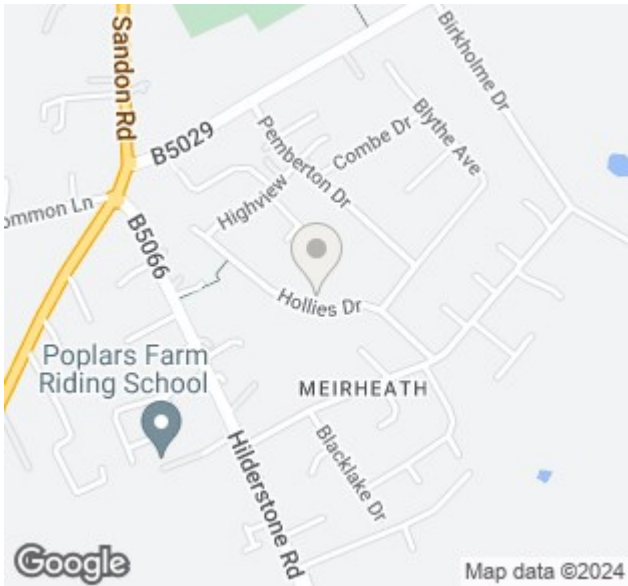


Approx Gross Internal Area
64 sq m / 687 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		