

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



28 Holly Place, Heron Cross, Stoke On Trent, ST4 3BU

£110,000

- Totally Modernised From Top To Bottom
- New Bathroom + Bath + Rain Head Shower
- Combi Boiler
- No Chain Ready To Move Into...
- New Fitted Kitchen
- UPVC Double Glazing
- Replastered + Fresh Decoration

The house that you hoped you would find!

If you have been looking for your dream first home you have found it now!

28 Holly Place at Heron Cross has been totally refurbished from top to bottom and you will love what you see! New front and back doors, new front windows, New fitted kitchen with appliances. New bathroom suite with rain head shower. New fitted carpets and floor coverings, fresh decoration and much, much more!

As soon as you walk in to this property you will see that it is in a different league to the others that you have seen.

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



GROUND FLOOR

SITTING ROOM

10'11" x 10'6" front (3.33m x 3.20m front)

New UPVC double glazed front door and window and new fitted vertical blinds. New fitted carpet. Radiator.

LIVING ROOM

12'3" x 10'6" (3.73m x 3.20m)

New fitted carpet. UPVC double glazed window with new fitted vertical blinds. Radiator. Wall mounted living flame effect electric fire. Walk in under stairs storage cupboard with fitted carpet.

KITCHEN

13'3" x 5'11" side/ rear (3.96m x 1.80m side/ rear)

Grey laminate flooring. Excellent range of new wall cupboards and base units with a pale grey finish and complete with new electric hob, cooker hood and under oven. Spotlights. New UPVC double glazed window. Concealed gas combi boiler for central heating and hot water.

REAR HALL

New UPVC double glazed rear door.

BATHROOM/WC

6'10" x 5'10" (2.08m x 1.78m)

New tile effect vinyl floor. New suite consisting of paneled bath with rain head shower and screen over, wash basin and W/C within a fitted white unit. Stainless steel towel rail radiator. UPVC double glazed window with fitted blind. Extractor. Spotlights.

FIRST FLOOR

SMALL LANDING

New fitted stair and landing carpets.

BEDROOM ONE

11'1" x 10'7" front (3.38m x 3.23m front)

New fitted carpet. UPVC double glazed window with new fitted vertical blind. Radiator.

BEDROOM TWO

12'4" x 10'9" (3.76m x 3.28m)

New fitted carpet. UPVC double glazed window with new fitted vertical blind. Radiator.

OUTSIDE

Paved patio area to the rear of the house and an outside tap.





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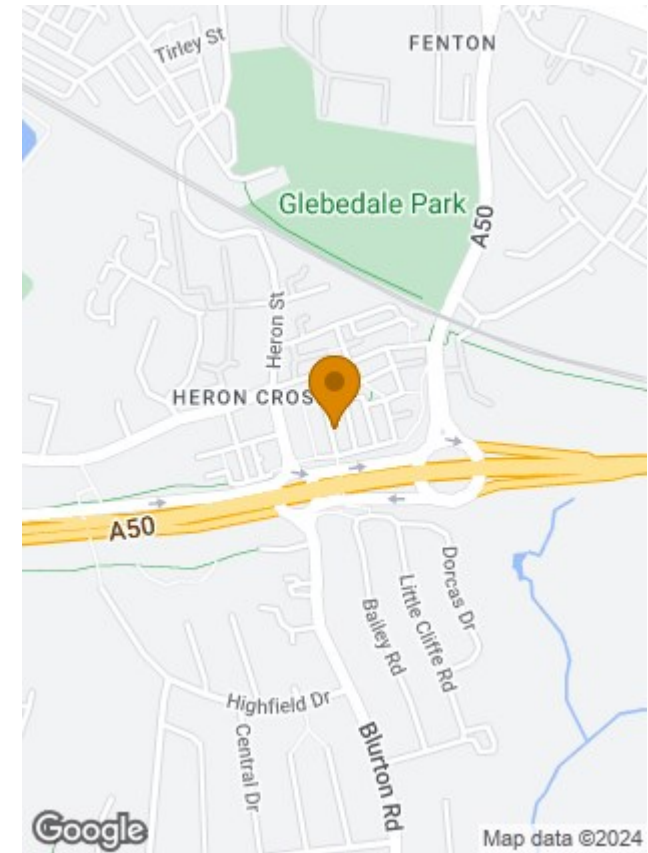


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



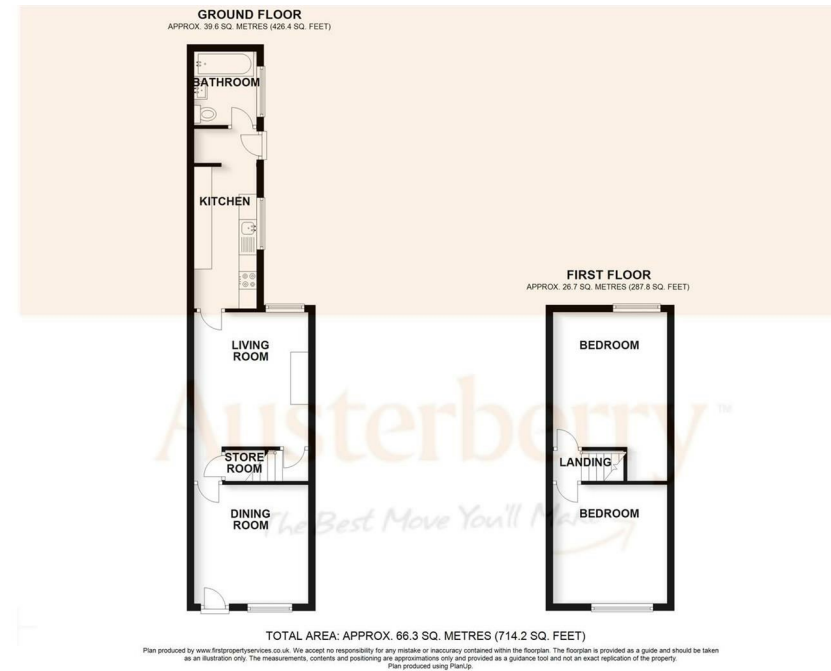
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

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.



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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