

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£145,000

- Watch Our Online Video Tour!
- Two Bedrooms
- Spacious Living Area
- Enclosed Garden
- No Upward Chain
- En-suite Shower Room
- Off Street Parking
- Easy Access To Local Amenities

A modern property available with no upward chain!

This property boasts immaculate presentation, ready for the new owners to move in without needing any additional work. Located in a convenient residential area with easy access to local amenities, schools, and public transport links.

The townhouse features a spacious living area with neutral decoration, providing a blank canvas for personalisation and making it easy to match with any furniture or style.

The kitchen is well-appointed with modern appliances and ample storage and there are two comfortable bedrooms, with the master bedroom benefiting from an en-suite shower room. The en-suite shower room and the main bathroom are finished to a high standard, ensuring a fresh and modern feel.

Off-street parking is available, providing easy and secure access to the property. The enclosed garden is perfect for outdoor activities, gardening, or simply relaxing. It offers a private and secure outdoor space, ideal for families or those with pets.

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



GROUND FLOOR

KITCHEN

9'11 x 6'1 (3.02m x 1.85m)

Range of modern shaker style wall cupboards and base units with an integrated gas hob and electric oven. Plumbing for washing machine. Space for fridge freezer. Laminate flooring. Tiled splashback. UPVC double glazed window.

ENTRANCE HALL

Composite front door. Fitted carpet and mat. Radiator. Built in storage.

COMBINED LIVING AND DINING ROOM

17'3 x 12'9 (5.26m x 3.89m)

Fitted grey carpet. UPVC double glazed patio doors. Stairs to the first floor. Radiator.

BEDROOM ONE

12'10 x 8'10 (3.91m x 2.69m)

Grey fitted carpet. Two UPVC double glazed windows. Radiator. Integral storage.

EN-SUITE SHOWER ROOM

Vinyl flooring. Radiator. Walk in shower compartment with tiled walls, pedestal wash basin and wc.

BEDROOM TWO

12'10 x 8'5 (3.91m x 2.57m)

Grey fitted carpet. Two UPVC double glazed windows. Radiator.

BATHROOM

6'2 x 5'5 (1.88m x 1.65m)

Vinyl flooring. Part tiled walls. Radiator. White suite consisting of a panelled bath, wash basin and wc.

OUTSIDE

There are two parking spaces to the front of the property and an enclosed rear garden with a small decked area and patio.

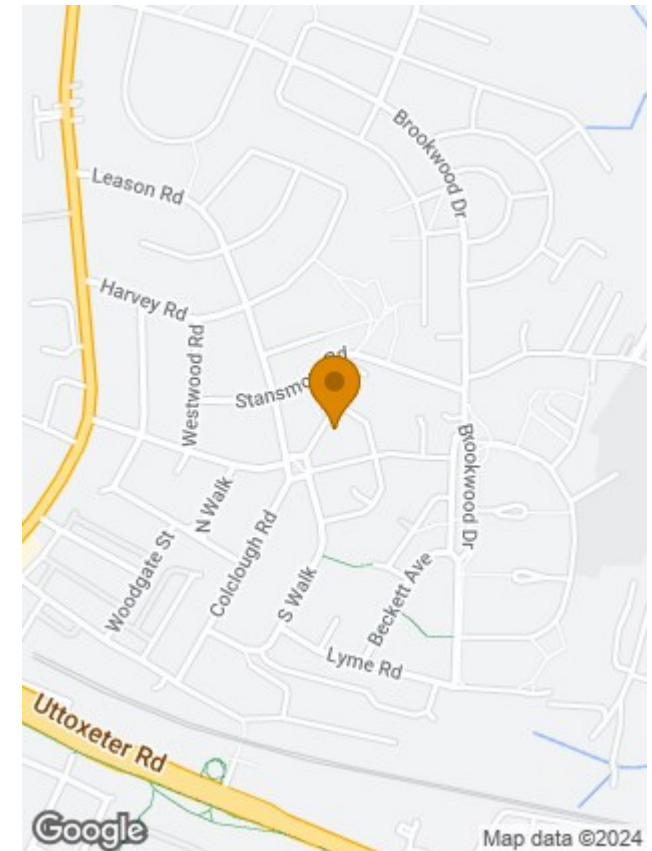
CLOAKS/GF

Laminate flooring. Pedestal corner wash basin and wc. Radiator.





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	



MATERIAL INFORMATION

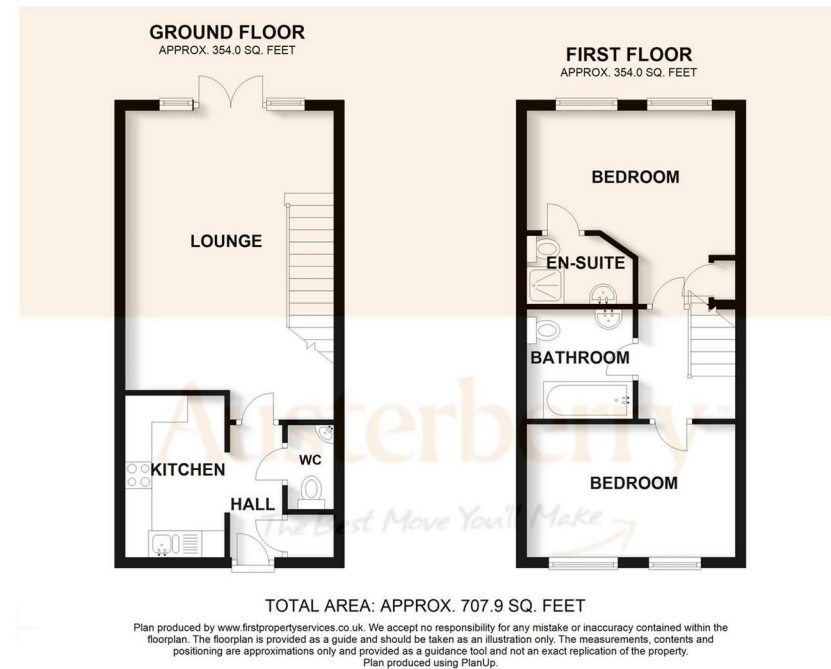
Tenure - Freehold

Council Tax Band - B



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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