



Holdcroft Place | Meir | Stoke-on-Trent | ST3 6FE

£142,000

IDEAL FIRST TIME BUY, VERY WELL PRESENTED THROUGHOUT.

This modern two bedroom townhouse is situated in a popular residential location and offers excellent access to local amenities, schools, commuter and transport networks. The accommodation comprises, entrance hall, cloakroom w/c, kitchen, lounge/diner, two bedrooms, ensuite shower room and a bathroom. Gas central heating, upvc double glazing, driveway and enclosed rear garden. Viewings are strongly recommended.



## Property Description

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### ENTRANCE HALL

Entrance door to the front elevation, radiator and built in storage cupboard.

### CLOAKROOM W/C

Low level w/c, pedestal wash hand basin and a radiator.

### KITCHEN

10' x 6' 3" (3.05m x 1.91m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Built in electric oven, gas hob and extractor fan. Plumbing for a washing machine and upvc double glazed window to the front elevation.

### LOUNGE/DINER

17' 4" x 12' 11" (5.28m x 3.94m) Two radiators, television point, open plan staircase leading to the first floor, upvc double glazed windows and french patio doors leading to the rear garden.

### FIRST FLOOR LANDING

Loft access.

### MASTER BEDROOM

12' 10" x 8' 10" (3.91m x 2.69m) Built in storage cupboard, radiator and upvc double glazed windows to the rear elevation.

### ENSUITE

Three piece suite comprising shower cubicle with electric shower, pedestal wash hand basin and low level w/c. Radiator and extractor fan.

### BEDROOM TWO

12' 11" x 8' 5" (3.94m x 2.57m) Radiator and upvc double glazed windows to the front elevation.

### BATHROOM

Three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level w/c. Radiator and extractor fan.

### EXTERIOR

To the front of the property there is a driveway providing off road parking. To the rear of the property there is a paved patio and a lawned garden with feature pathway, decorative slate borders and a gate for rear access

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

#### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

## Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

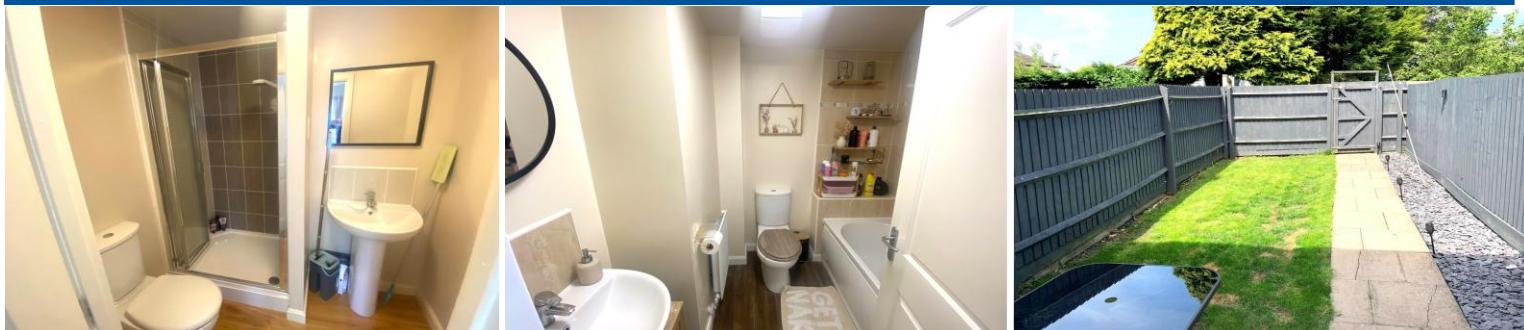
## Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

## Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## **Tenure**

Freehold

## **Council Tax Band**

B

## **Viewing Arrangements**

Strictly by appointment

## **Contact Details**

The Estate Office

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Newcastle

Staffordshire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements