



Holdcroft Place,
Meir



OneAgency

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Offers in Excess of £140,000

An impressive two bedroom mid townhouse benefitting from an en-suite to the master bedroom! This property is located in a popular residential area with easy access to shops, commuter links and schools. The property has a ground floor W/C, two good sized bedrooms and off road parking for two cars and garden to the rear. An ideal first time buy or investment opportunity. Viewing is highly advised!





Ground Floor

Hallway

Composite front door, storage cupboard, radiator and carpet flooring.

Guest W/C

A low level W/C, pedestal hand wash basin, radiator and vinyl flooring.

Kitchen

3.02m x 1.85m (9' 11" x 6' 1") A range of wall and base units with worktops, stainless steel sink basin, integral oven and gas hob, plumbing for a washing machine, space for a fridge/freezer, double glazed window and vinyl flooring.

Lounge

5.27m x 3.91m (17' 3" x 12' 10") French doors to the rear garden, radiator and carpet flooring.

First Floor

Bedroom One

3.92m x 2.70m (12' 10" x 8' 10") Double glazed windows, storage cupboard, radiator and carpet flooring.

En Suite

1.90m x 1.64m (6' 3" x 5' 5") A walk in shower unit, pedestal hand wash basin, low level W/C, radiator and vinyl flooring.

Bedroom Two

3.91m x 2.56m (12' 10" x 8' 5") Double glazed windows, radiator and carpet flooring.

Bathroom

1.88m x 1.65m (6' 2" x 5' 5") A bath, pedestal hand wash basin, low level W/C, radiator and vinyl flooring.

External

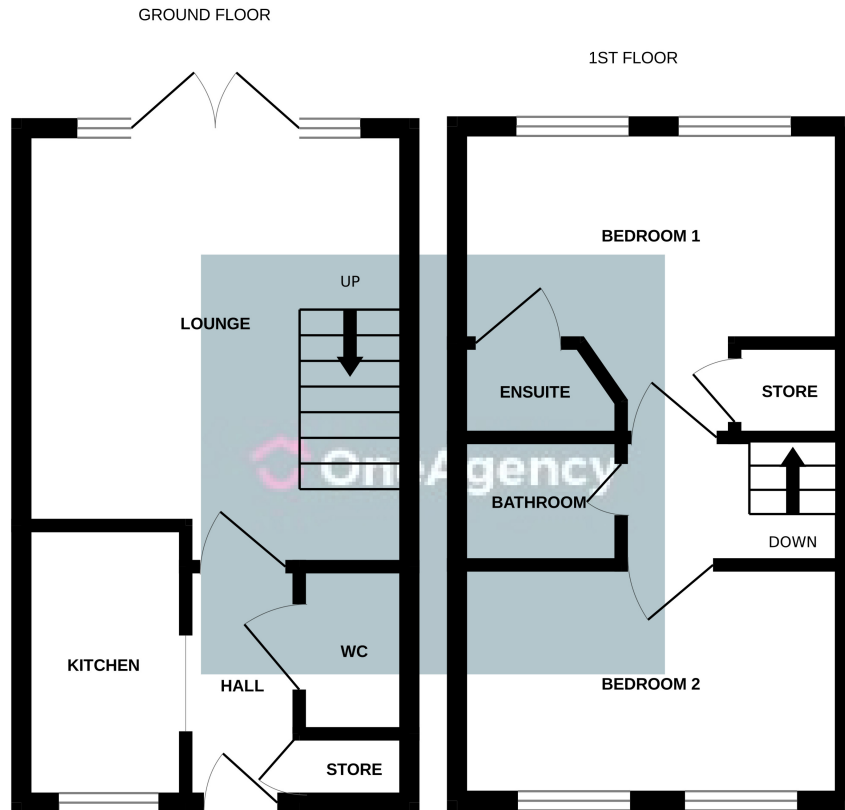
Front - A tarmac driveway providing off road parking.

Rear - A paved patio area, lawned garden and fenced borders.

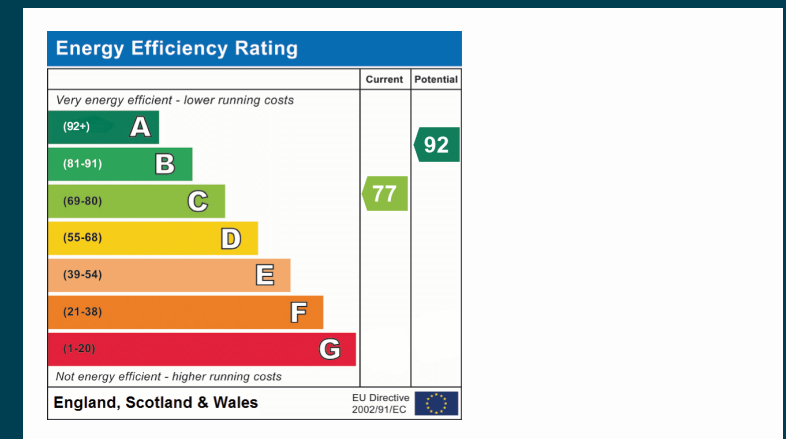
AGENTS NOTES

We understand there is a public combined sewer that runs underneath the property and buyers are advised to make their mortgage advisor / lender aware of this.

The council tax band is B. The local authority is Stoke-on-Trent.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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