



8 Holdcroft Place

Meir, Stoke-On-Trent, ST3 6FE

Let nothing HOLD you back from creating the life you have always wanted! Its time to take the next step and get yourself on the property ladder or extend that property portfolio. I offer you HOLDcroft Place an immaculate and spacious town house in the popular area of Meir. The accommodation on offer comprises a large lounge/diner, modern fitted kitchen, cloakroom, two double bedrooms, en-suite to the master bedroom and a family bathroom. Externally the property benefits from two allocated parking spaces and a fully enclosed lawned rear garden. Located in the popular area of Meir close to local amenities, schooling, and commuter links to the A50. Its time to grab and HOLD on to what you want and call to book a viewing today.

£125,000

8 Holdcroft Place

Meir, Stoke-On-Trent, ST3 6FE



- IMMACULATE TOWN HOUSE
- CLOAKROOM
- CONTEMPORARY BATHROOM
- POPULAR LOCATION
- LARGE LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- EN-SUITE TO MASTER BEDROOM
- ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

9'1" x 3'8" (2.78 x 1.13)

The property has a double glazed entrance door to the front aspect. Storage cupboard. Radiator.

Cloakroom

5'1" x 2'10" (1.55 x 0.88)

Low level W.C and wash hand basin with tiled splashback. Radiator.

Lounge/Diner

18'1" x 12'9" (5.52 x 3.91)

Double glazed patio doors lead out to the rear aspect. Television point and two radiators. Space for table and chairs and stairs leading to the first floor.

Kitchen

9'11" x 6'0" (3.04 x 1.83)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with

inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven with gas hob over and cooker hood above. Space and plumbing for washing machine and fridge/freezer. Wall mounted central heating boiler.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

11'10" x 10'11" (3.63 x 3.33)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes. Television point and radiator.

En-Suite

6'1" x 2'10" (1.87 x 0.88)

Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Radiator.

Bedroom Two

12'11" x 8'3" (3.94 x 2.54)

Two double glazed window overlooks the front aspect. Television point and radiator.

Bathroom

6'7" x 6'1" (2.03 x 1.87)

Fitted with a suite comprising bath, low level W.C and wash hand basin. Partly tiled walls and radiator.

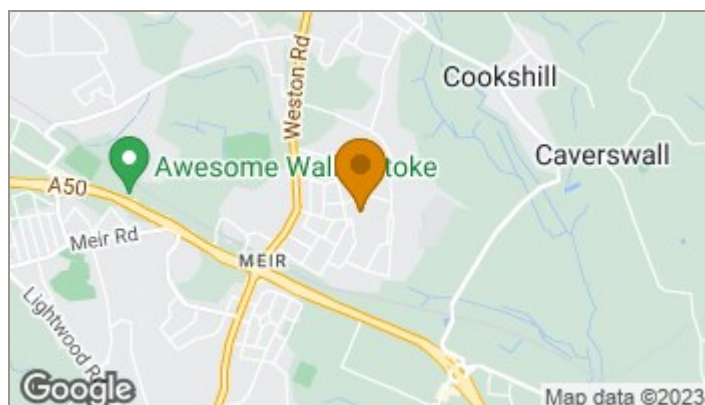
EXTERIOR

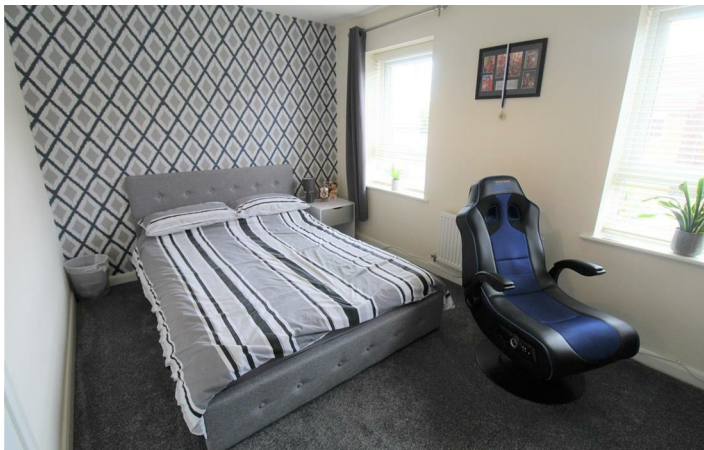
To the front the property has a tarmacdam driveway and pathway leading to the entrance door. To the rear the property is laid to lawn with a paved patio area, fully enclosed by panelled fencing with side access gate.

Council Tax Band

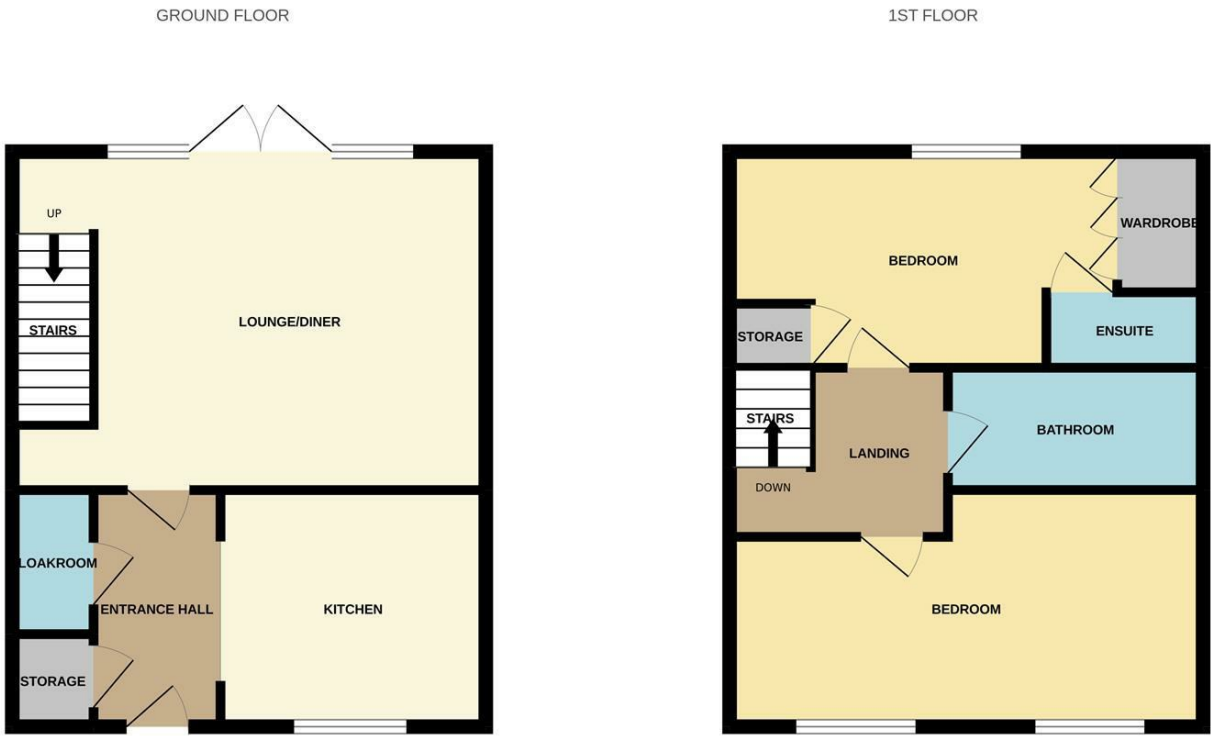
Council Tax Band- B

Purchaser should seek confirmation prior to completion





Floor Plan



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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