



3 Holdcroft Place, Stoke-On-Trent, ST3 6FE

£150,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"A starter home is not the end goal, it's the launchpad!"

Modern, stylish and low-maintenance! This Two Bedroom Mid Town House is ready to move straight into. Enjoy a bright Kitchen, spacious Lounge and a chic landscaped garden made for relaxing. With parking at the front, shops and schools nearby, and easy links to Stoke on Trent City Centre, it's the ideal place to start your home-owning journey!

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Estate Agents Comments

Built in 2013, this attractive two-bedroom mid-town house offers stylish, modern living in a well-established residential area. The ground floor features an entrance hall, WC and a handy utility/cloaks cupboard, a contemporary kitchen, and a spacious lounge ideal for relaxing or entertaining, with French Doors leading to the Rear Garden. Upstairs, you'll find two double bedrooms, Bedroom Two being fitted with an extensive range of mirror fronted wardrobes, and a sleek family bathroom.

Outside, the property benefits from an off-road parking space to the front, while the rear garden has been beautifully landscaped for low maintenance, featuring a tiled patio and pathways edged with slate borders.

Perfectly positioned within easy reach of local shops, schools, and everyday amenities, and boasting excellent road links to Stoke-on-Trent city centre, this is an ideal choice for first-time buyers, those looking to downsize or the investment market.

Entrance Hall



Composite entrance door to the front aspect. Part carpeted and part vinyl flooring. Radiator. Ceiling light. Opening to the Kitchen. Utility cupboard off housing the gas central heating boiler. Doors leading into the downstairs WC and Lounge.

Kitchen

8'8" x 6'2" (2.65 x 1.90)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated four gas hob with extractor over and single electric oven. Plumbing for automatic washing machine. Space for fridge freezer. Vinyl flooring. uPVC window to the front aspect. Ceiling light.

Lounge

14'10" x 12'10" (4.54 x 3.93)



Vinyl flooring. Two radiators. uPVC French doors leading to the rear garden. Stairs leading to the first floor. Two ceiling lights.

First Floor Landing



Carpet. Ceiling Light. Doors leading into:-

Bedroom One

12'10" x 9'3" max (3.92 x 2.82 max)



Carpet. Radiator. Two uPVC windows to the front aspect. Ceiling light.

Bedroom Two

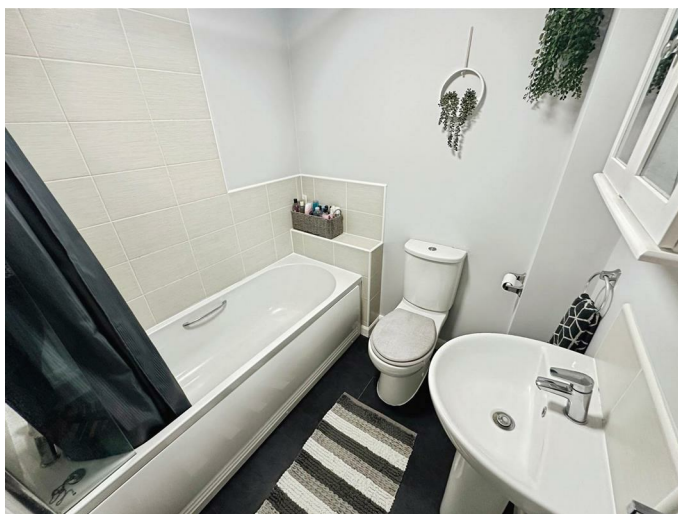
6'2" extending to 9'4" max x 11'1" (1.89 extending to 2.86 max x 3.39)



Carpet. Radiator. Fitted with a range of mirror fronted wardrobes. Storage cupboard off. uPVC window to the rear aspect. Ceiling light. Loft access.

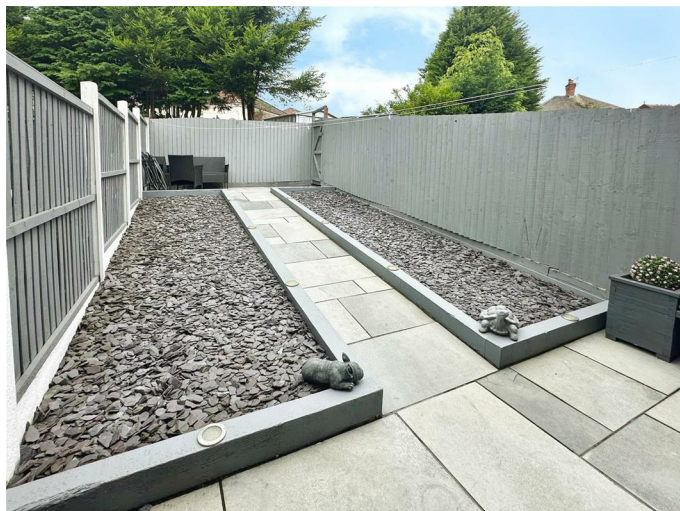
Bathroom

6'1" x 6'0" (1.86 x 1.84)



Fitted with a suite comprising of panelled bath with electric shower over, low-level WC and pedestal wash hand basin. Laminate tiled flooring. Radiator. Tiled walls. Ceiling light.

Outside



Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council Band B

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advice.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

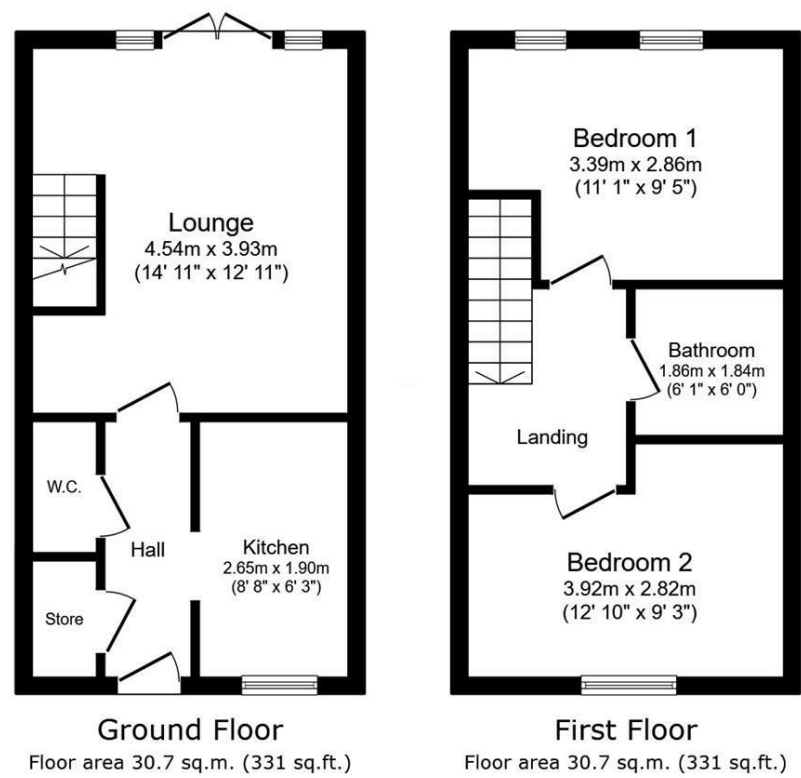
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan

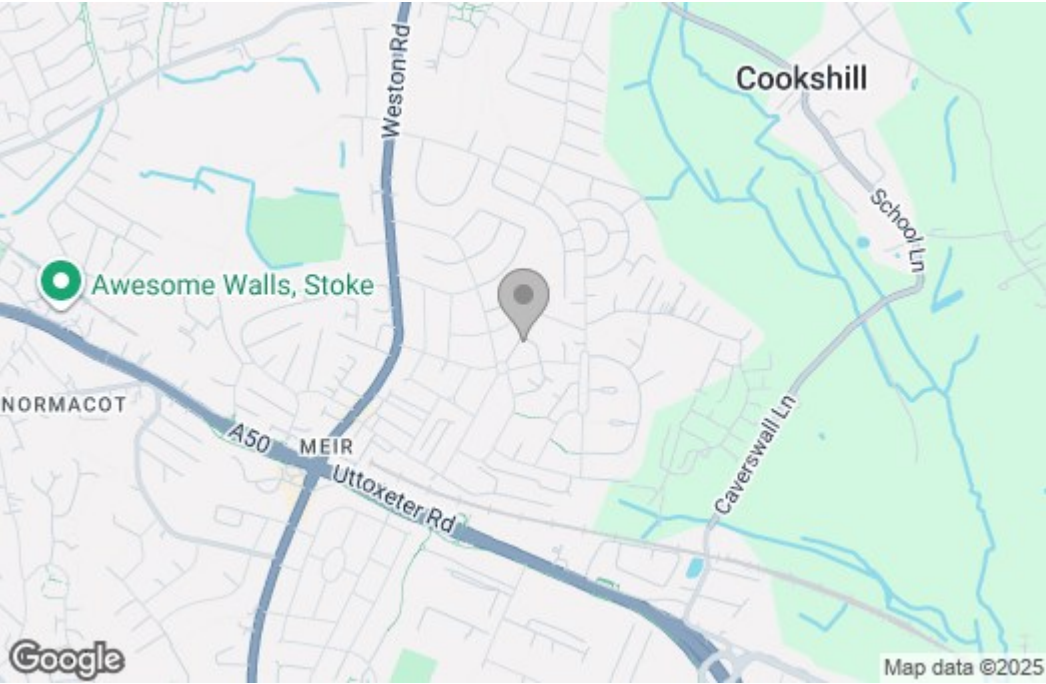


Total floor area: 61.5 sq.m. (662 sq.ft.)

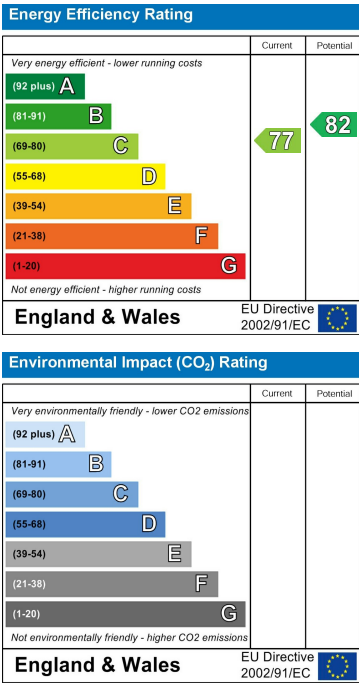
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.