

£250,000

70 Hollies Drive, Meir Heath



- SEMI DETACHED HOUSE
- EXTENDED
- FOUR BEDROOMS
- EN-SUITE
- CONSERVATORY
- UTILITY
- GARAGE
- POPULAR LOCALITY
- NO UPWARD CHAIN!

This beautifully presented extended semi-detached home offers a perfect blend of modern living and comfort. Located in a popular residential neighbourhood with far reaching views. The property features generous living space to include four bedrooms, en-suite shower room, conservatory and utility. There is a driveway to the front providing ample off road parking that leads to the attached garage. This is an opportunity not to be missed! No upward chain!

70 Hollies Drive, Meir Heath

PORCH

uPVC door, laminate flooring.

HALLWAY

Laminate flooring, central heating radiator, under stairs store.

LOUNGE

11'4" + bay x 12'9" (3.45m x 3.89m)

Fitted carpet, uPVC bay window, fireplace with fitted gas fire, central heating radiator, double doors to dining area.

DINING AREA

9'2" x 8'2" (2.79m x 2.49m)

Laminate flooring, central heating radiator, uPVC patio door.

CONSERVATORY

10'3" x 9'6" (3.12m x 2.90m)

uPVC double glazing, laminate flooring, central heating radiator.

KITCHEN

11'3" x 8'9" narr to 5'10 (3.43m x 2.67m x 1.78m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Integrated four ring gas hob with electric double oven and extractor. Tiled floor, central heating radiator, uPVC double glazing.

UTILITY

7'0" x 7'8" max (2.13m x 2.34m)

Stainless steel sink unit, base and wall storage units, working surfaces. Plumbing for washing machine, tiled floor, uPVC double glazing.

ON THE FIRST FLOOR

LANDING

Fitted carpet, access to loft, store.

MASTER BEDROOM

15'8" x 9'11" (4.78m x 3.02m)

Fitted carpet, two central heating radiators, uPVC double glazing, fitted wardrobes, access to loft.

EN-SUITE SHOWER ROOM/WC

5'6" x 5'5" (1.68m x 1.65m)

Shower cubicle, low level WC, vanity wash hand basin, vinyl flooring, uPVC double glazing, central heating radiator.

BEDROOM TWO

10'11" x 11'6" to robes (3.33m x 3.51m)

Fitted carpet, central heating radiator, uPVC double glazing, vanity wash hand basin, fitted wardrobes.

BEDROOM THREE

10'10" x 8'6" (3.30m x 2.59m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

BEDROOM FOUR

7'11" x 6'10" (2.41m x 2.08m)

Laminate flooring, central heating radiator, uPVC double glazing.

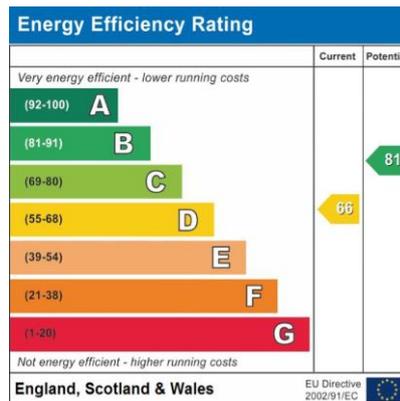
FAMILY BATHROOM/WC

7'10" x 5'5" (2.39m x 1.65m)

Panelled bath with shower over and screen, low level WC, vanity wash hand basin, tile floor, central heating towel radiator, uPVC double glazing.

EXTERNALLY

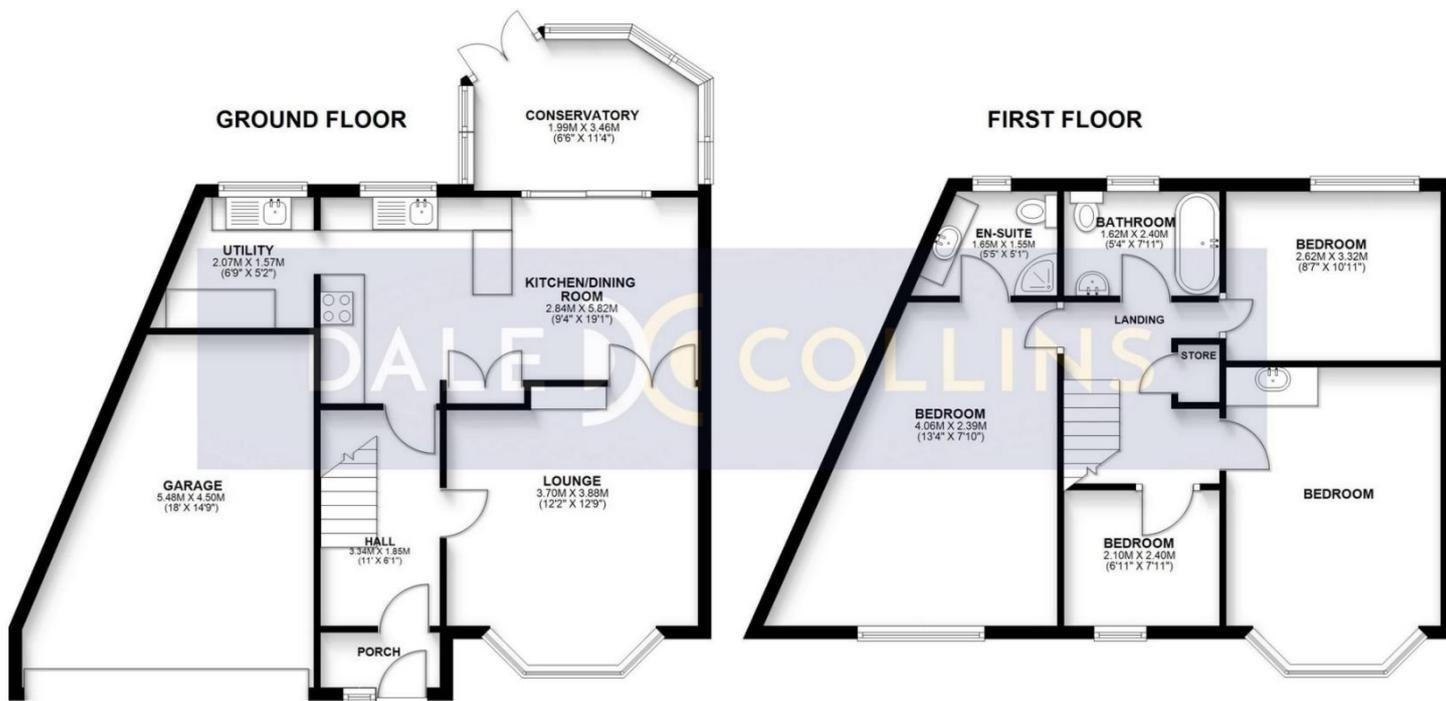
Front garden adjoined by a brick block driveway providing ample off road parking and leading to an integral garage. Lovely enclosed rear garden featuring paved patio, lawn, side access to the front, external cold water supply and shed.









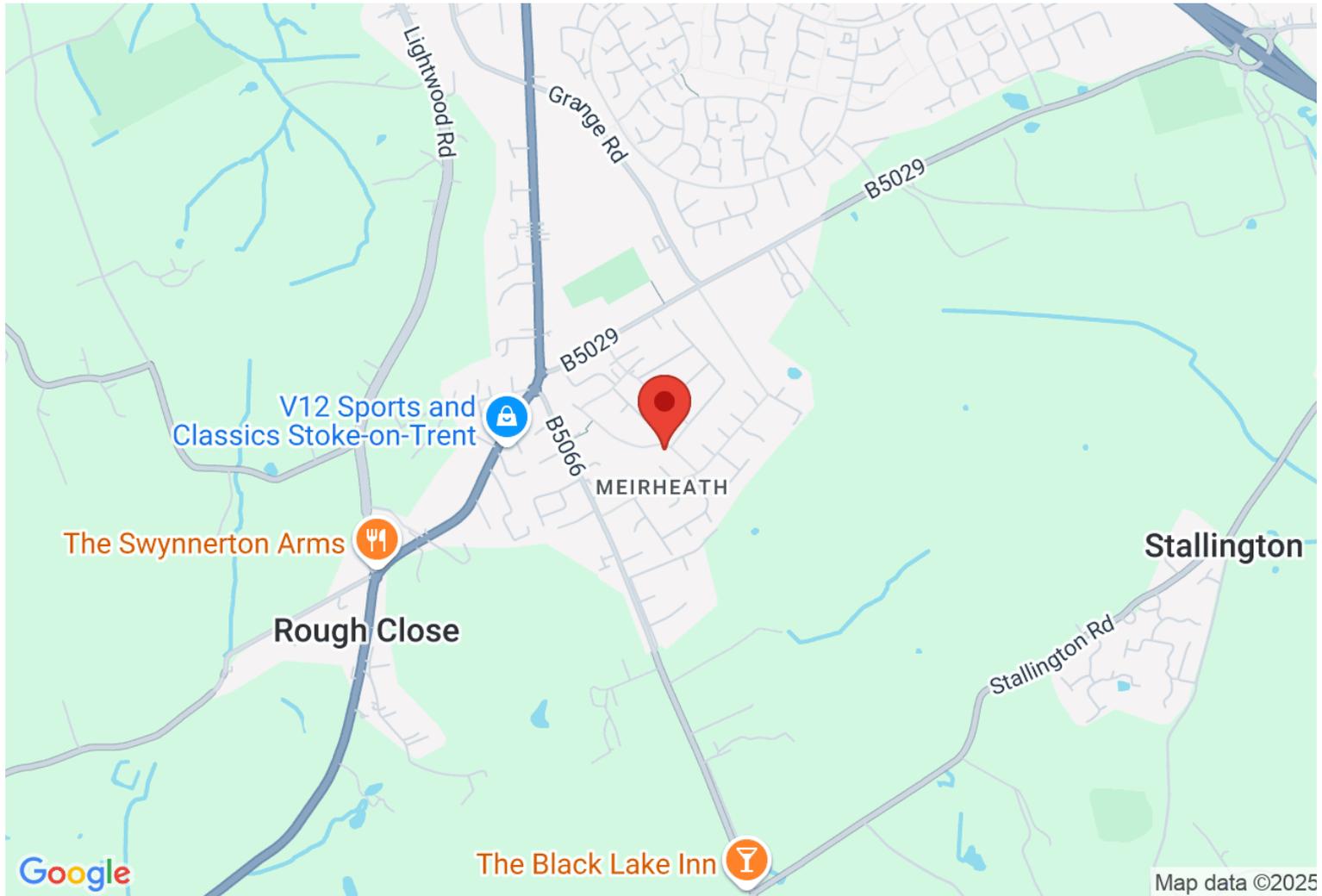


TOTAL AREA: APPROX. 131.8 SQ. METRES (1419.1 SQ. FEET)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including 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).

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.