



£220,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: B

Holmcroft Stafford

Hawke Road Holmcroft
Stafford Staffordshire

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You will need to be as fast as a hawk to secure this property! As this will not be around for long! Located in Holmsroft which offers local amenities and is a short drive away from Stafford's town centre and the M6 this could be the perfect family home for you!

Internally the property comprises of an entrance hall, living room, Kitchen/Diner with a utility room and guest WC. To the first floor there are three bedrooms and a family bathroom. Externally the property is approached over a paved driveway which allows ample off road parking, to the rear there is a low maintenance private garden. You will need to act fast on this property and call us to secure your appointment before it's too late.

- Traditional Three Bedroom Semi Detached
- Two Spacious Reception Rooms
- Contemporary Kitchen With A Dining Area
- Bay Fronted Window With A Porch
- Family Bathroom & Downstairs Guest WC
- Close To Stafford Town Centre & Access To The M6

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Porch

Being accessed through a double glazed entrance door and having double glazed windows and a door leading to:

Entrance Hall

Having stairs leading to the first floor landing and radiator.

Living Room 14' 0" x 13' 5" (4.27m x 4.08m)

A spacious living room having a radiator and double glazed walk-in bow window to the front elevation.

Kitchen / Dining Room 18' 8" x 13' 5" (5.70m x 4.10m)

Having a range of matching units extending to base and eye level with fitted work surfaces and an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range of built-in cooking appliances including an oven, four ring gas hob and cooker hood over. Understairs pantry, space for a table and chairs, tiled splashbacks, wood effect laminate floor, radiator, double glazed window and double glazed French doors to the rear elevation.



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Utility 8' 7" x 4' 2" (2.62m x 1.27m)

A useful utility having fitted work surfaces with spaces for appliances beneath, wood effect laminate floor and double glazed window to the rear elevation.

Guest WC 5' 5" x 2' 7" (1.64m x 0.78m)

Having a wash hand basin set within a vanity unit with a cupboard beneath and chrome mixer tap and close coupled WC. Tiled splashbacks, wood effect laminate floor and double glazed window to the side elevation.

First Floor Landing

Having access to loft space and double glazed window to the side elevation.

Bedroom One 11' 6" x 8' 11" (3.50m x 2.72m)

A double bedroom having a radiator and double glazed window to the rear elevation.

Bedroom Two 10' 1" x 8' 11" (3.08m x 2.71m)

A further double bedroom having a radiator and double glazed window to the front elevation.

Bedroom Three 8' 5" x 7' 3" (2.56m x 2.22m)

Having a radiator and double glazed window to the rear elevation.

Bathroom 6' 11" x 7' 4" (2.12m x 2.23m)

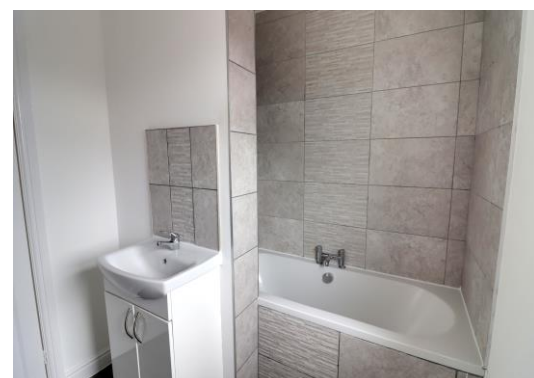
Having a white suite comprising of a panelled bath with mains shower over and chrome mixer tap, wash hand basin set within a vanity unit with chrome mixer tap and cupboard beneath and close couple WC. Part tiled walls, wood effect laminate floor, chrome towel radiator and double glazed window to the front elevation.

Outside - Front

The property is approached over an extensive block paved driveway which provides off-road parking and leads to the main entrance door.

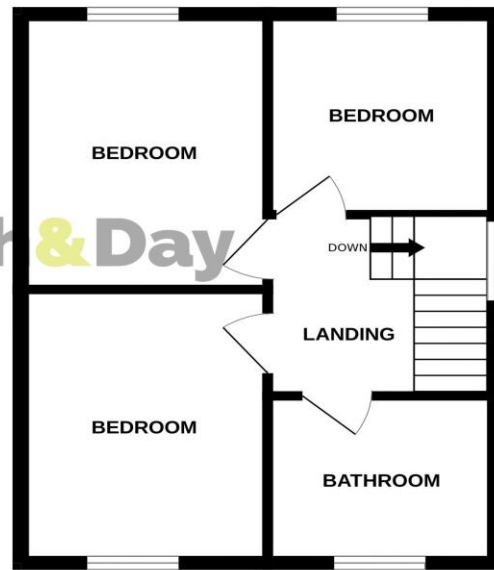
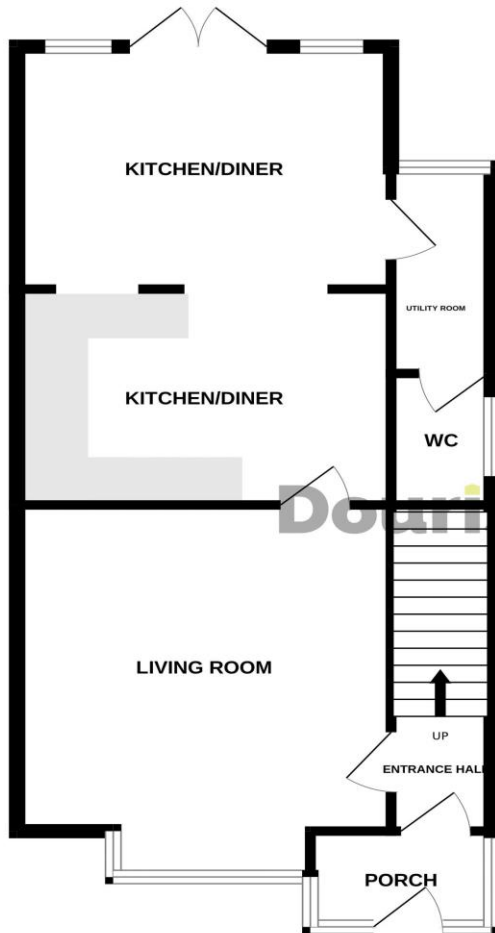
Outside - Rear

The property has a low maintenance rear garden which includes a block paved area and brick steps leading to a further block paved area with decorative pebble borders.



GROUND FLOOR

1ST FLOOR

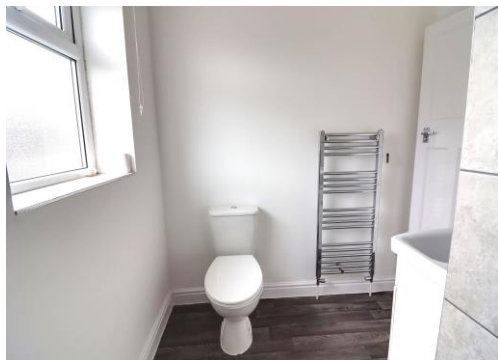


Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		85
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		47
F	(17-28)		
G	(1-16)		

Best energy efficiency - highest running costs
 England & Wales
 EU Directive 2002/91/EC
 www.epcrea.com

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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