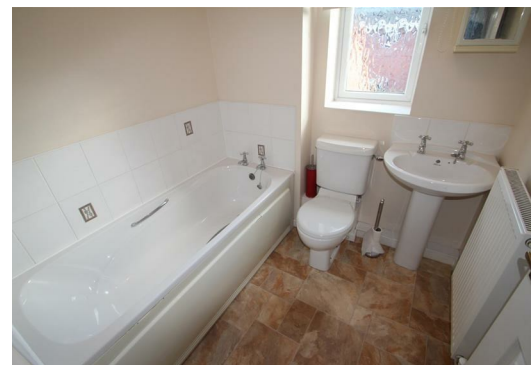




Holm Close, Stoke

Stoke-On-Trent, Staffordshire, ST4 4BD

£675 Per Month



Goodchilds are pleased to offer for let this modern three bedroom semi detached house in Stoke. The property in brief comprises; Hallway, Downstairs WC, Lounge, Dining Room, Fitted Kitchen, Landing, Three Bedrooms, Family Bathroom, En-Suite & Detached Garage.

Hallway

Having alarm panel, radiator, double glazed window to side and door to front.

Cloakroom

5'9"x 3'0" (1.75x 0.91)



Having WC, wash hand basin, radiator and extractor fan.

Lounge

13'7"x 12'3" max (4.14x 3.73 max)



Having electric fire, radiator and double glazed window to front.

Dining Room

11'9"x 7'10" max (3.58x 2.39 max)



Having under stairs storage, two radiators and French doors to rear. Archway into...

Kitchen

8'8"x 7'4" (2.64x 2.24)



Having a range of wall and base units with preparation work surfaces over incorporating 1.5 sink drainer. Integrated oven with gas hobs and extractor over, fridge freezer, washing machine, wall mounted boiler and double glazed window to rear.

Landing

Having loft access, airing cupboard and double glazed window to side.

Bedroom One

10'7"x 9'0" (3.23x 2.74)



Having built in wardrobes, radiator and double glazed window to front.

En-suite



Having white three piece suite comprising; double shower cubicle, WC and wash hand basin. Extractor fan and radiator.

Bedroom Two

9'2"x 9'0" (2.79x 2.74)



Having radiator and double glazed window rear.

Bedroom Three

7'7"x 6'4" (2.31x 1.93)

Having radiator and double glazed window to front.

Bathroom

6'3"x 6'2" (1.91x 1.88)

Having white three piece suite comprising; panelled bath, WC and wash hand basin. Radiator, extractor fan and double glazed window to rear.

Garage

16'5"x 8'2" (5.00x 2.49)

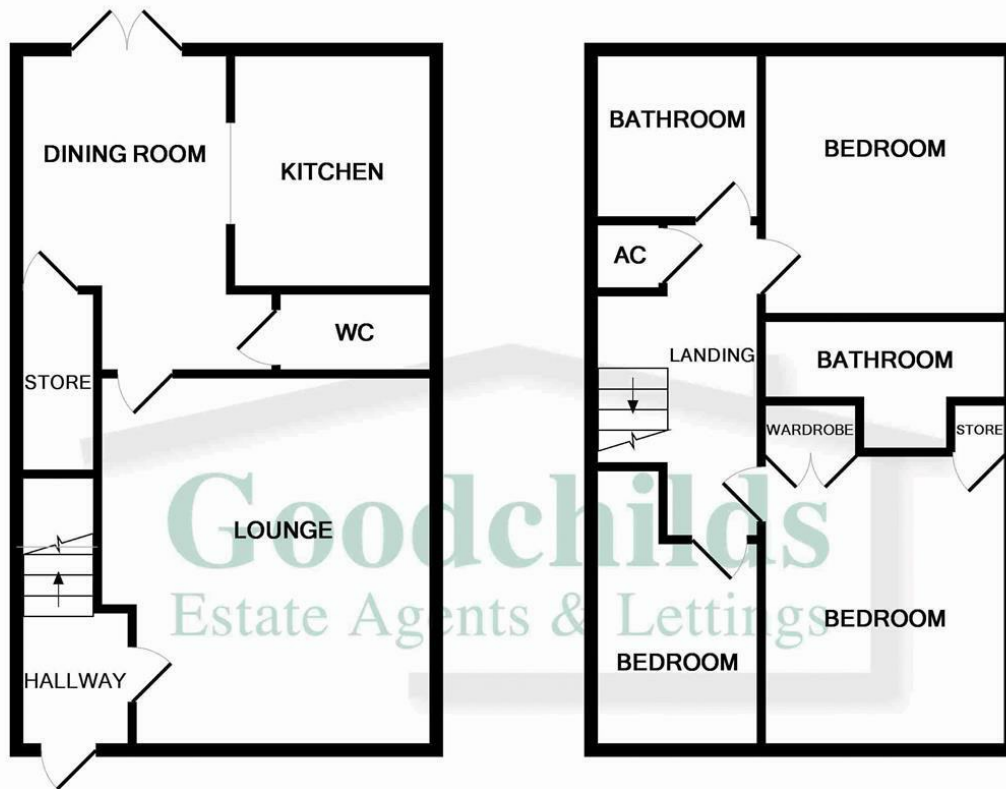


Having up & over door, power supply and door to side.

Externally



Having off road parking leading to detached garage. Front & Rear Gardens.



GROUND FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)

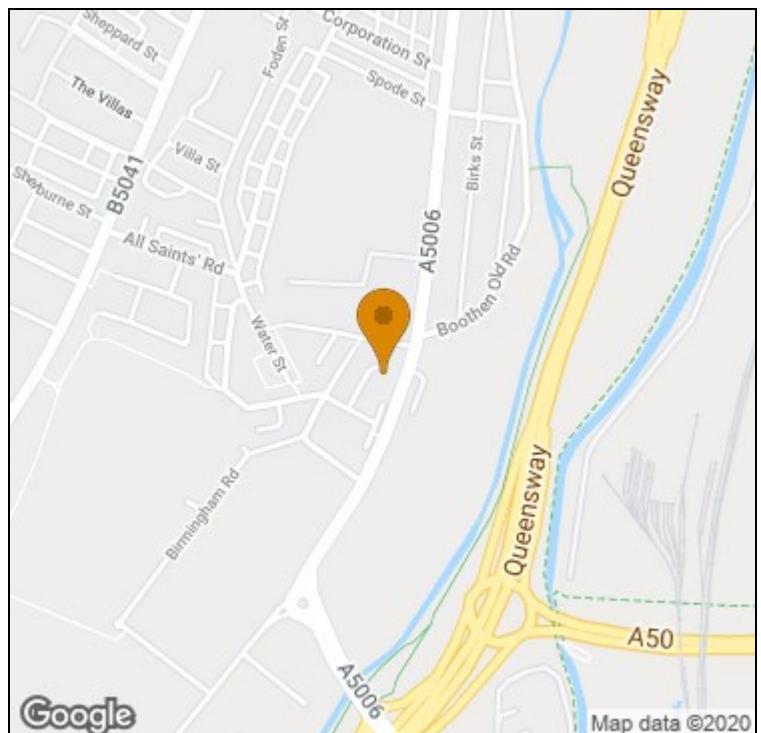
1ST FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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