Whittaker & Biggs Est. 1930
Rostons Group







Holmfield Cottage Micklea Lane, Longsdon, Stoke-On-Trent, ST9

Asking Price £575,000

- Selling with NO CHAIN!
- Garage and large driveway with dual access
- Large garden with fields beyond
- Detached property
- Open plan kitchen diner
- Sought after location
- 3 / 4 bedrooms
- Conservatory
- En-suite to bedroom One

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Holmfield Cottage Micklea Lane, Stoke-On-Trent ST9 9QA

Selling with NO CHAIN, Whittaker and Biggs are pleased to offer to the market this delightful detached house. Built in 1998, the property boasts a spacious layout, featuring an inviting reception room complete with log burner that provides ample space for relaxation and entertainment. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra room for guests.

The heart of the home is the open plan kitchen diner, which creates a warm and welcoming atmosphere, perfect for family meals and gatherings. The adjoining conservatory allows for an abundance of natural light, enhancing the overall sense of space and connection to the garden. Additionally, the lower ground floor room offers versatility, serving as a fourth bedroom or a second reception room, catering to your individual needs.

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Council Tax Band: F





Ground Floor

Hallway
10'1" x 5'4"
UPVC double glazed door with transom window to the frontage, stairs down to the lower ground floor, radiator.

Sitting Room
18'0" x 12'5"
UPVC double glazed window to the frontage, UPVC double glazed window to the rear, two radiators, Stovax log burner, ceiling speakers, stairs to the first floor.

Kitchen
17'11" x 9'2"
UPVC double glazed window to the frontage, UPVC double glazed French doors to the rear, high gloss units to the base and eye level, peninsula, granite worktop, Rangemaster six ring oven, extractor hood,
ceramic butler sink, chrome mixer tap, space and plumbing for a dishwasher, integral Bosch washing machine, space for an American style fridge freezer, green column radiator, cupboard housing the Baxi combi boiler.

Dining Area
10'9" x 10'9"
UPVC double glazed window to the frontage, UPVC double glazed door to the rear, two Keylite skylights, radiator.

Conservatory
12'7" x 12'5"
UPVC double glazed construction, polycarbonate roof, French doors to the side aspect, two radiators.

WC
6'2" x 2'3"
UPVC double glazed window to the rear, vanity wash hand basin, chrome mixer tap, low level WC, radiator.

Lower Ground Floor

Bedroom Four / Reception Two
17'2" x 12'1"
UPVC double glazed patio doors to the rear, two UPVC double glazed windows to the side aspect, inset ceiling spotlights, radiator, pedestrian door to the garage.

Garage
19'0" x 8'11"
Metal up-and-over door, wood glazed window to the rear, power and light.

First Floor

Landing
UPVC double glazed window to the rear, loft hatch, built in storage cupboard.

Bathroom
6'2" x 5'8"
UPVC double glazed window to the frontage, double ended bath, pedestal wash hand basin, chrome mixer tap, low level WC, white ladder radiator, partly tiled.

Bedroom One
13'9" x 9'3"
UPVC double glazed window to the rear, built in storage cupboard, radiator.

En-suite
9'2" x 3'6"
UPVC double glazed window to the frontage, walk-in shower enclosure, electric Redring shower, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, extractor fan, inset ceiling spotlights, fully tiled.

Bedroom Two
10'0" x 8'7"
UPVC double glazed window to the rear, radiator, built in storage cupboard.

Bedroom Three
12'4" x 6'3"
UPVC double glazed window to the frontage, radiator.

Externally

To the frontage, tarmacadam driveway with dual access, dry stone wall, gated access to the rear.

Externally to the rear, area laid to lawn, two patios, timber summer house, mature trees and shrubs, timber swing.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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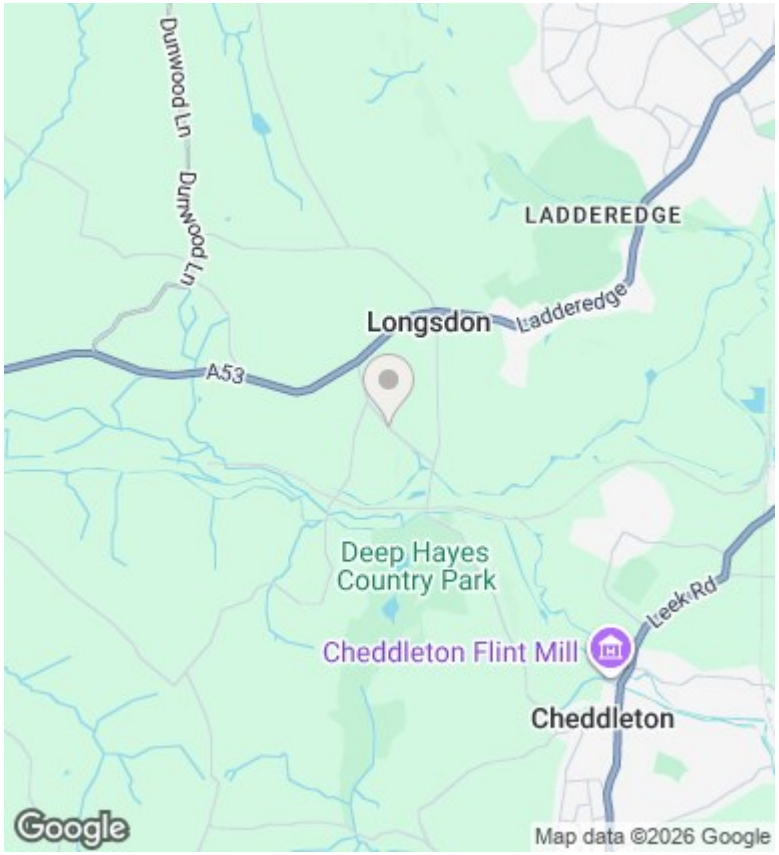








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

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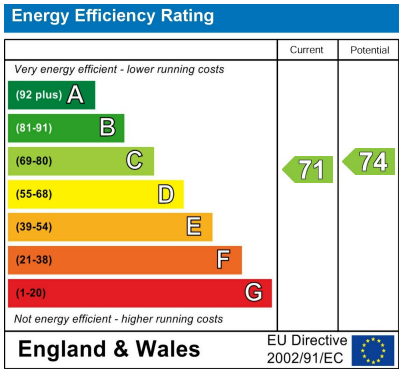


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