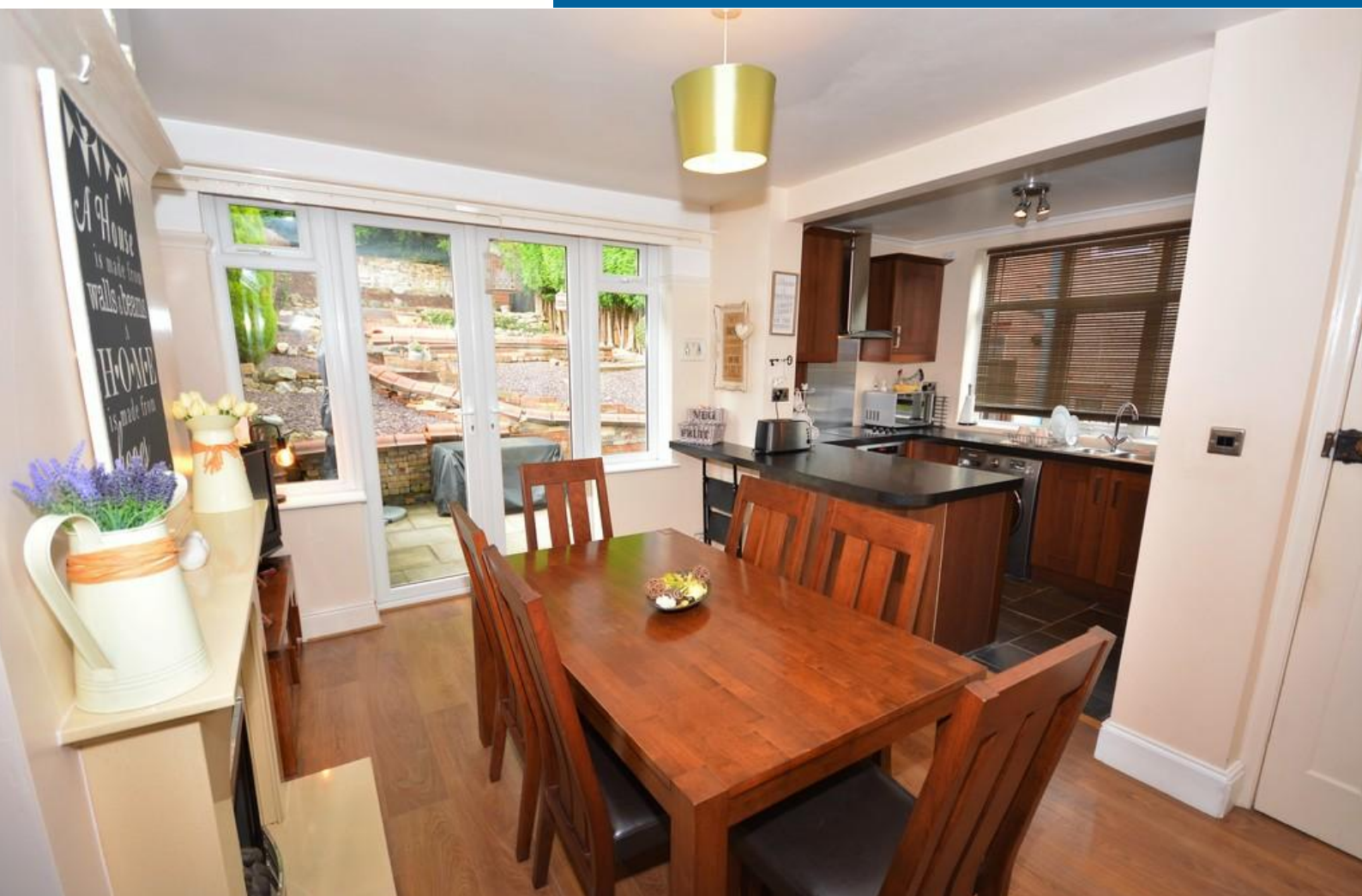
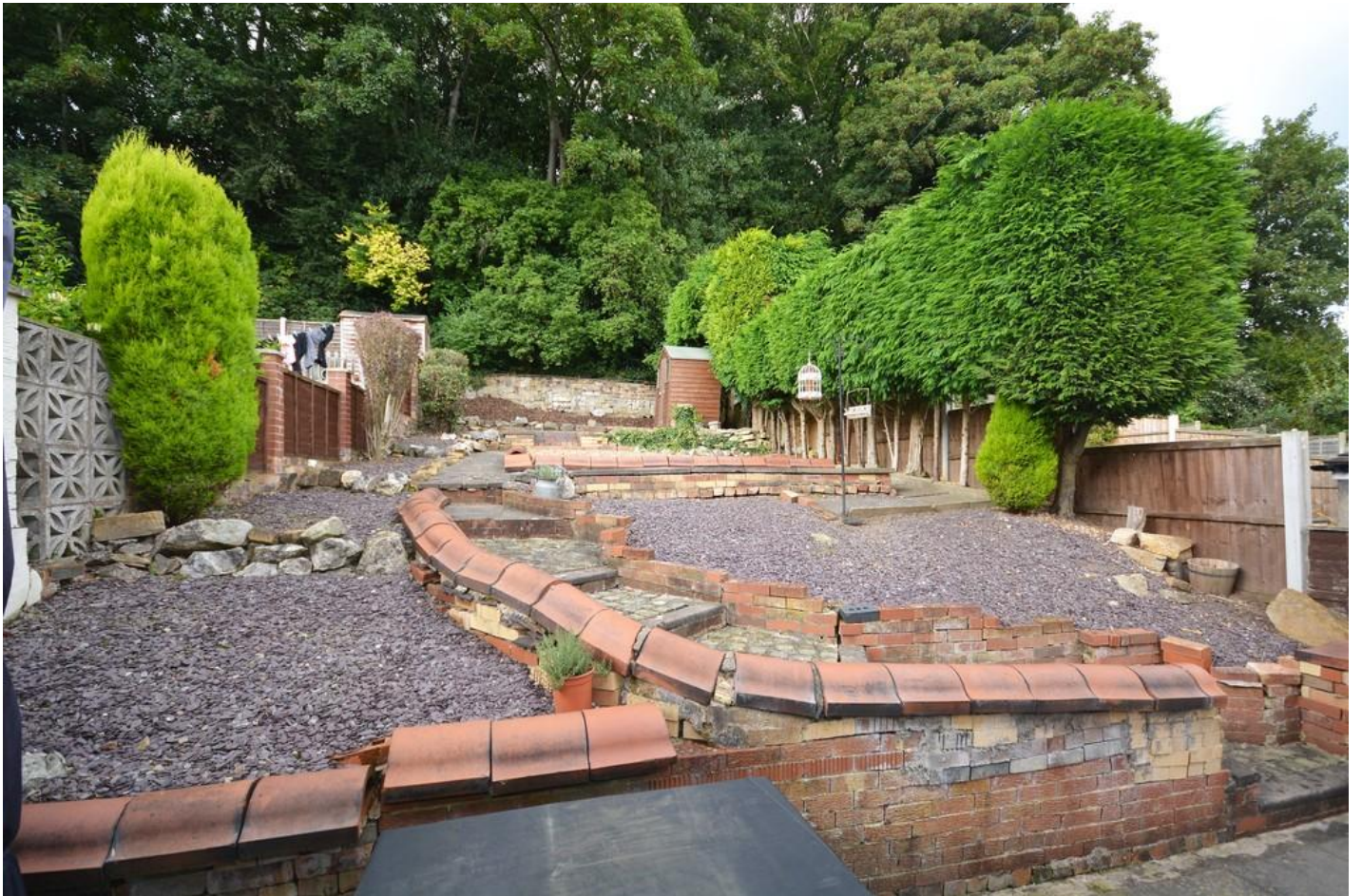




heywoods
EXCEPTIONAL PROPERTIES

28 Hollybank Crescent, Oakhill, Stoke-on-Trent,
ST4 5AR





This updated three bedroom semi-detached property is located in a quiet cul-de-sac in the popular and convenient location of Oakhill, close to local amenities and schools, within easy reach of the nearby Royal Stoke Hospital and with commuting links to both A34 & A500. Beautifully and tastefully modernised with the addition of a new combi-boiler the current owners have successfully retained the charm and character of their home throughout. The well planned accommodation comprises; storm porch, entrance hall, bay fronted lounge with feature fire, open plan modern fitted kitchen/diner with doors providing access to the garden, downstairs WC, to the first floor there is a generous family bathroom and three bedrooms. Externally the peaceful private enclosed rear garden is low maintenance and boasts a patio area with gated access to the front where there is off road parking providing parking for two vehicles.



HIGHLIGHTS

- Updated & Modernised Semi-Detached Property
- Three Bedrooms
- Downstairs WC
- Open Plan Modern Kitchen/Diner
- Generous Family Bathroom
- Upvc Double Glazing & NEW Combi-Boiler
- Private Enclosed Low Maintenance Rear Garden
- Off Road Parking For Two Vehicles
- Quiet Cul De Sac Location
- Convenient & Popular Location With Good

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STORM PORCH

With Upvc entrance doors, tiled floor covering

ENTRANCE HALL

With original stained glass feature windows, laminate floor covering, heating control panel

DOWNSTAIRS WC

4' 3" x 2' 7" (1.3m x 0.8m)

With Upvc double glazed frosted window to the side, WC. wash hand basin with ceramic tiled splashbacks and unit under housing gas/electric meters

BAY FRONTED LOUNGE

13' 5" x 11' 1" (4.1m x 3.4m)

(measurement into bay)

With feature coal effect gas fire and marble surround, laminate floor covering, picture rail, Upvc double glazed window to the front with stained glass top panels

OPEN PLAN KITCHEN/DINER

18' 0" x 13' 5" (5.5m x 4.1m)

Dining Room- With Upvc double glazed windows and patio doors providing access to the garden, feature coal effect gas fire with marble surround, laminate floor covering

Kitchen- With a range of base and wall units, integrated oven with electric hob and extractor over, one and half sink with mixer tap and drainer, tiled splashbacks, space for freestanding appliances, NEW combi boiler, water meter, Upvc double glazed window to the side,



slate tiled floor covering

LANDING

With Upvc double glazed window

BATHROOM

9' 10" x 6' 2" (3m x 1.90m)

With 2 x Upvc double glazed frosted windows, Bath with rainfall shower over and additional hand held shower attachment, modern wash hand basin with mixer tap and vanity unit under, WC, chrome towel radiator, vinyl wood effect floor covering

BEDROOM

11' 1" x 10' 9" (3.4m x 3.3m)

With Upvc double glazed window to the front

BEDROOM

13' 1" x 10' 5" (4m x 3.2m)

With Upvc double glazed window to the rear

BEDROOM

6' 2" x 5' 10" (1.9m x 1.8m)

(currently used as office)

With Upvc double glazed window to the front

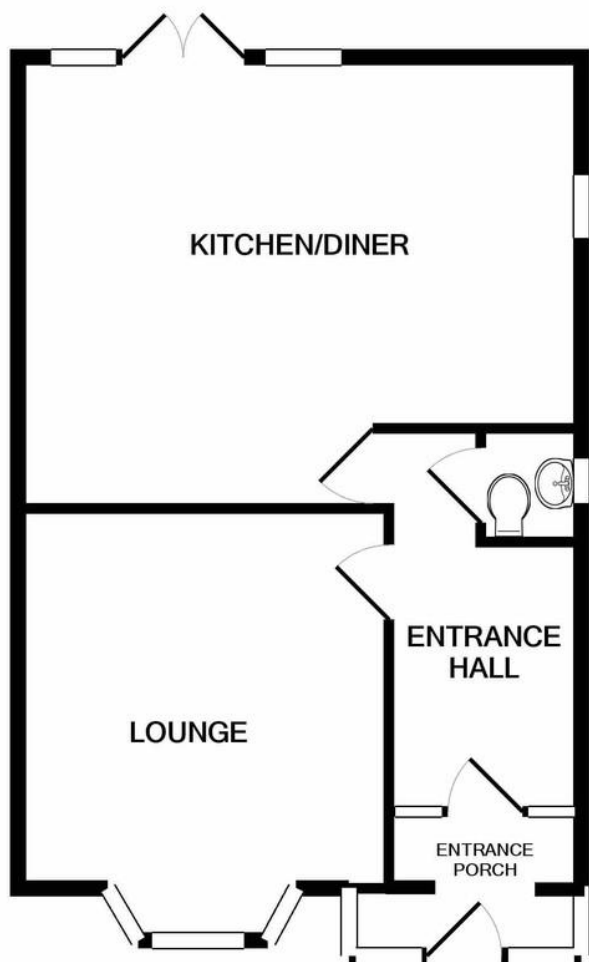
EXTERNALLY

Private enclosed low maintenance rear garden with patio area and steps leading to additional paved/woodchip levels, gated access to the front where there is off road parking provided for two vehicles

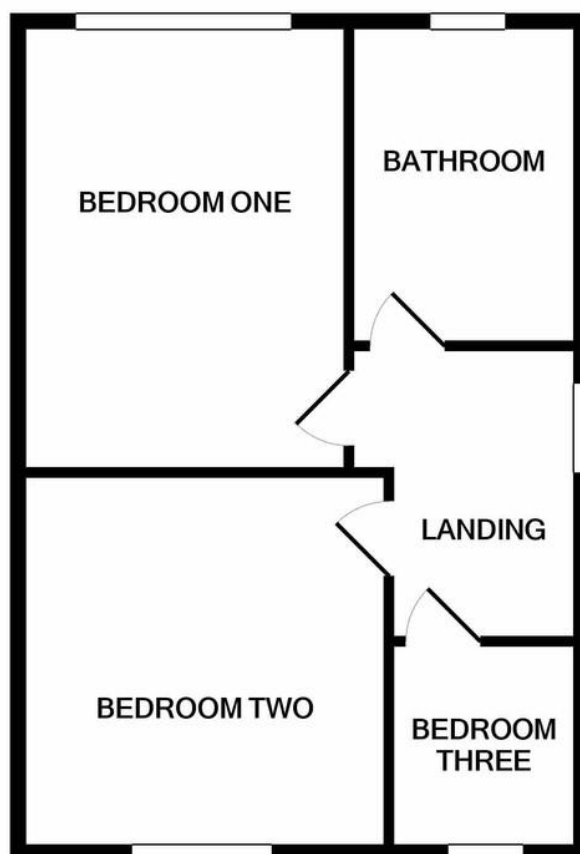








GROUND FLOOR



1ST FLOOR

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With over 185 years of experience in our property sales team, Heywoods are the agent of choice. We have recently sold some fabulous properties and are the number 1 local agent on Rightmove for new instructions*

With 5* rating on Feefo, you can be sure of an excellent service from start to finish. We pride ourselves on going the extra mile to match the right people to the perfect properties.

Should you be considering the sale of your home, our expert valuers will be delighted to meet with you to discuss your requirements.



* Rightmove Intel - New instructions in ST4, ST5, ST6, ST7, CW2, CW3, CW5 between 01/03/18 - 01/09/18

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