

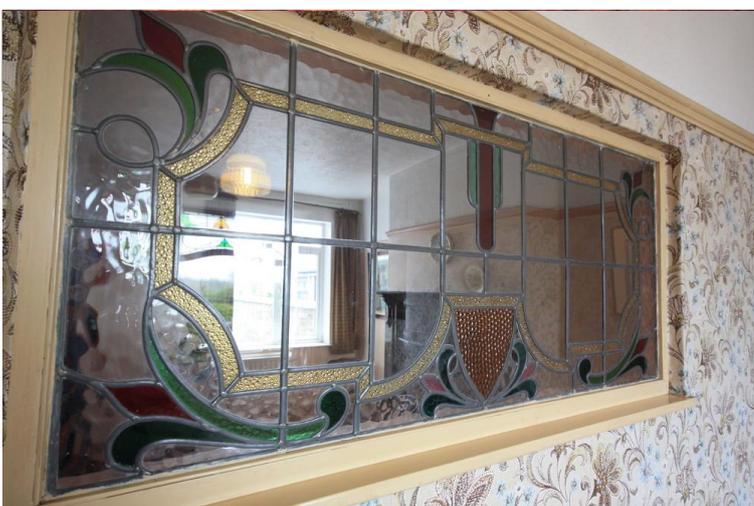


462 Turnhurst Road
Packmoor, ST7 4QQ

- TRADITIONAL TOWN HOUSE
- WITH MANY ORIGINAL FEATURES
- GARAGE/WORKSHOP
- ENTRANCE HALL, DINING ROOM
- BAY WINDOW LOUNGE
- THREE DOUBLE BEDROOMS
- PAVED REAR GARDEN
- GAS CENTRAL HEATING

£125,000





Property Description

INTRODUCTION

Shaw's & Co are delighted to offer for sale a brilliant opportunity to acquire a very spacious town house with many original features, such a Minton Tiled floor, sash windows, leaded glass, deep skirting boards etc. Some further potential, comprising a entrance hallway, bay window lounge, dining room, kitchen, ground floor bathroom, three good sized bedrooms, much potential to create a first floor bathroom/ensuite. Gas central heating. A paved rear garden & garage to the rear. A forecourt to the frontage. A far reaching view from the first floor frontage. The property had a professional re-wire in the past. The property is located within easy access to lots of facilities, Packmoor Primary School & yet within the semi rural location. Easy access to the A500/A527 leading to larger towns etc. Viewing imperative without delay!

COVERED ENTRANCE PORCH

DIRECTIONS

Please follow Sat Nav for postcode ST7 4QQ follow the



road from Newchapel and proceed over the roundabout and the property can be found on the left hand side as identified by our For Sale Sign.

ENTRANCE HALLWAY

With access via a timber part glazed entrance door with a part glazed panel. Upper glazed panel with leaded coloured glass. An original Minton tiled floor, coving and cornice to the archway, radiator, staircase to the first floor. Mock half oak lined wall.

LOUNGE

11' 5" x 11' 0" (3.48m x 3.35m) A good sized lounge with a large bay window to the front. Providing lots of natural light, fitted fireplace, picture rail, double radiator. Feature internal leaded glazed windows. Cornice, tall skirting boards.



DINING ROOM

12' 11" x 11' 11" (3.94m x 3.63m) With a tall window to the rear, upvc double glazed, fitted timber fire surround with Mantle piece, double radiator, understairs store area and tiled floor.

KITCHEN

10' 6" x 8' 11" (3.2m x 2.72m) With fitted house keepers cupboards, single drainer sink. Wall mounted gas boiler, double radiator. External side entrance door freestanding cast iron stove, window to the side fitted ceiling clothes line.



GROUND FLOOR BATHROOM

Cast iron bath, wash hand basin, sperate w.c, upvc window to the side, splash back tiling to the walls, side access door.

FIRST FLOOR LANDING

Timber handrail and spindles, overstairs store cupboard with large access to the loft. Our vendor informs us the loft space has the fire void built up on each side. Potential for a loft conversion, subject to consent and regulations.

BEDROOM ONE

15' 2" x 11' 11" (4.62m x 3.63m) With dual aspect Sash windows to the front, double radiator. Potential to split this room to form a first floor bathroom or ensuite. Antique style fire surround, far reaching views to the front.

BEDROOM TWO

12' 11" x 9' 3" (3.94m x 2.82m) Window to the rear, radiator, Antique style fire surround, large upvc double glazed window to the rear.





BEDROOM THREE

10' 6" x 9' 0" (3.2m x 2.74m) Window to the rear, radiator, cylinder cupboard.

EXTERNALLY

FORECOURT TO THE FRONTAGE

A pleasant forecourt garden to the front, shrub border. A paved pathway hedgerow to the front. The property had a wide foot path to the front of the property.

REAR GARDEN

A paved rear garden area with much potential, garden shed.



GARAGE/WORKSHOP

Timber opening entrance doors, door to the rear. Access to from Lorraine Street.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY

Stoke on Trent City Council.



EPC RATING (PDF available online)
Current: Potential:





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 and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee, as to their operation or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements