



Turnhurst Road
Packmoor, ST7 4QQ

- SEMI DETACHED HOUSE
- WITH FURTHER POTENTIAL
- OPEN VIEWS TO REAR
- UPVC D/G, GCH
- HALL, BAY WINDOW LOUNGE
- KITCHEN/DINING ROOM
- THREE BEDROOMS
- CONVENIENT LOCATION

£135,000
NEW PRICE





Property Description

INTRODUCTION

A semi detached house with some further potential to update & improve yet with open fields to the rear, comprising hall, lounge, kitchen/dining room, utility, three bedrooms, bathroom, gas central heating, UPVC double glazing, no chain. Externally a tiered front garden leading the lawn & patio rear garden with open fields. The property is within easy access to lots of amenities & road & rail links. Viewing imperative to fully appreciate the potential to create a lovely family home. Viewing by appointment.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4QQ. From Newchapel, proceed over the roundabout. The property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door with glazed panels. Staircase to the first floor. Radiator.





LOUNGE

11' 11" x 10' 6" (3.63m x 3.2m) Bay window to the front elevation. Fireplace. Laminate flooring. Radiator.

KITCHEN/DINER

13' 6" x 11' 10" (4.11m x 3.61m) Window to the rear elevation. A range of wall and base units, single drainer sink unit, work surface over. Understairs store. Radiator.

UTILITY ROOM

6' 2" x 6' 1" (1.88m x 1.85m) Window to the rear elevation. Fitted base unit. Main gas combi boiler.



CLOAKS/W.C

Low level W.C window to the side.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 10" x 10' 10" (3.61m x 3.3m) Window to the front elevation. Radiator.

BEDROOM TWO

11' 11" x 10' 7" (3.63m x 3.23m) Window to the rear elevation, giving views over the garden and fields. Radiator.

BEDROOM THREE

8' 10" x 5' 8" (2.69m x 1.73m) Window to the front elevation. Radiator.

BATHROOM

Window to the rear elevation. suite comprising panelled bath, shower cubicle, low level W.C. wash hand basin. Splash back tiling. Radiator.

EXTERNALLY

FRONT GARDEN

Tiered and laid to lawn. Steps lead to the house and rear of the property.

REAR GARDEN

With paved patio areas. Laid to lawn. An elevated decked area overlooks adjacent fields.

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.
Made with Visual Builder

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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