



53 Samuel Street
Packmoor, ST7 4SR

- BEAUTIFULLY PRESENTED
- REFURBISHED THROUGHOUT
- VIEWING IMPERATIVE
- TWO RECEPTION ROOMS
- WELL APPOINTED KITCHEN
- SMART WHITE SHOWER ROOM
- TWO DOUBLE BEDROOMS
- LOVELY RESIDENCE

Offers In Excess Of £97,000





Property Description

INTRO

WOW! A beautifully presented & updated throughout residence offering a brilliant first buy comprising, dining room, lounge to the rear, a well appointed modern kitchen, inner hall, ground floor white shower room, two double bedrooms. A paved patio rear yard area for outside space. UPVC double glazing & gas combi central heating are installed. The property was re-roofed recently, a velux window in the loft space. is within Packmoor village with a Primary School close by & amenities, good road links to reach the A500/A527 to all directions. Viewing imperative without delay! (draft details subject to approval & more to follow)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4SR. The property can be found on the right hand side.

DINING ROOM

11' x 10' 2" (3.35m x 3.1m) Entered through a composite front door. Double glazed window to the front elevation.



Radiator.

LOUNGE

12' 3" x 11' 1" (3.73m x 3.38m) Double glazed window to the rear elevation. Stairs leading to the first floor. Under stairs store cupboard. Radiator.

KITCHEN

9' 2" x 5' 10" (2.79m x 1.78m) Double glazed window to the side elevation. Grey high gloss wall and base units. Work surface incorporating sink unit and drainer. Built in oven, hob with extractor over. Space for fridge and freezer. Tiled splash back. Vinyl flooring. Radiator.



REAR HALL

Housing the Ariston combination boiler. Space and plumbing for washing machine. Vinyl flooring. UPVC door giving access to the rear yard.

SHOWER ROOM

5' 6" x 5' 2" (1.68m x 1.57m) Double glazed window to the side elevation. The modern suite comprises, walk in shower with rainfall shower head, low level W.C, vanity unit with inset sink. Vinyl flooring. Radiator.

FIRST FLOOR LANDING

Doors to:



BEDROOM ONE

11' 1" x 10' 3" (3.38m x 3.12m) Double glazed window to the front elevation. Radiator.

BEDROOM TWO

12' 2" x 11' 2" (3.71m x 3.4m) Double glazed window to the rear elevation. Loft access. Radiator.

EXTERNALLY

REAR YARD

A paved patio area making useful outside space. Outside tap. rear Access gate.

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 be 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 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