



Scragg Street
Packmoor, ST7 4QJ

- A SEMI DETACHED HOUSE
- ADJOINING OPEN FIELDS
- LOUNGE WITH FRENCH DOORS
- DINING ROOM, 20 KITCHEN
- CONSERVATORY TO REAR
- GROUND FLOOR BEDROOM/ 2ND LOUNGE
- UPVC D/G, GAS C/H
- LAWN GARDEN TO SIDE/REAR

£189,950





Property Description

INTRO

Shaw's & Co are delighted to offer a brilliant opportunity to acquire a great sized semi detached house located within open fields to the side. Internally the house comprises a lounge with French doors to the garden, inner hall, dining room, a 20' breakfast kitchen, conservatory, ground floor bedroom/second lounge, two bedrooms, a first floor shower room. Externally a shared access track leads to the driveway providing parking and an outbuilding. A laid to lawn garden with open fields to the side. UPVC double glazing & gas central heating. Viewing internally is essential without delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4QJ. From Turnhurst Road and Scragg Street, the property can be found ahead on the right hand side, as identified by our for sale sign.



RECEPTION ROOM/GROUND FLOOR BEDROOM

14' 6" x 12' (4.42m x 3.66m) Window to the front elevation. Radiator.

DINING ROOM

14' 6" x 6' 4" (4.42m x 1.93m) Window to the rear elevation. Staircase to the first floor. Brick built fireplace.

CONSERVATORY

13' x 8' (3.96m x 2.44m) UPVC double glazed. Views over the garden.

KITCHEN/BREAKFAST ROOM

20' x 6' 4" (6.1m x 1.93m) Glazed patio door to the side elevation. A comprehensive range of wall and base units, worksurface. Recessed spotlights. Radiator.



INNER HALL

Doors to:

GROUND FLOOR BATHROOM

8' 10" x 8' (2.69m x 2.44m) Window to the side elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Radiator.

LOUNGE

17' 5" x 8' (5.31m x 2.44m) Windows to both the front and side. Patio doors to the side.



FIRST FLOOR LANDING

BEDROOM ONE

12' 3" x 10' 9" (3.73m x 3.28m) Window to the front, radiator.

BEDROOM TWO

12' 3" x 11' (3.73m x 3.35m) Window to the rear with views over adjacent farm land. Radiator.

SHOWER ROOM

Located just off the landing, with an enclosed shower cubicle. Chrome towel radiator. Splash back tiling.



EXTERNALLY

A useful brick built outbuilding. A laid to lawn garden area, paved patio area. The Garden area adjoins open farm land and with lovely field views.

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.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 53E Potential: 73C





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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 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