



Landrake Grove
Packmoor, ST6 6XE

- A DETACHED RESIDENCE WITH NO CHAIN
- REFURBISHED & BEAUTIFULLY PRESENTED
- LOUNGE, OPEN PLAN KITCHEN/DINING ROOM
- CLOAKS/W .C, INTEGRAL GARAGE
- UPDATED BATHROOM & ENSUITE
- UPVC D/G, GAS C/H
- GOOD SIZED GARDENS
- CUL DE SAC LOCATION

£220,000





Property Description

INTRO

Shaw's & Co are delighted to offer a brilliant opportunity to acquire a refurbished detached residence, WITH NO CHAIN and which must be viewed to be fully appreciated! Comprising a spacious lounge, a beautifully appointed open plan kitchen/dining room with all updated units etc & French doors to the rear garden, cloaks/wc, useful integral garage, three double bedrooms, a refurbished updated family bathroom and ensuite. Externally a good sized plot with plenty of parking to the frontage, a landscaped rear garden attracting the afternoon sun. UPVC double glazing & gas central heating. The property is within a well regarded cul de sac location within easy access to all amenities, road and rail links. Viewing is essential without further delay.

DIRECTIONS

Please follow Sat Nav with postcode ST6 6XE. Turn into the cul de sac and the property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE PORCH

Entered through a composite door with glazed panel. Part glazed internal door to, laminate flooring:

LOUNGE

15' 2" x 10' 4" (4.62m x 3.15m)

Window to the front elevation. Laminate flooring. Vertical radiator. Part glazed internal door to:

KITCHEN/DINER

19' 4" x 8' 1" (5.89m x 2.46m)

Window to the rear elevation. Updated range of wall and base units, inset sink, worksurfaces. Built in dishwasher, fridge, freezer, oven, induction hob with extractor over. Radiator. French doors to the garden.



INNER HALL

Staircase to the first floor. Laminate flooring. Internal fire door to integral garage.

CLOAKROOM

Low level W.C, wash hand basin. Radiator.

INTEGRAL GARAGE

16' x 8' 7" (4.88m x 2.62m)

Electric roll up door to the front, part glazed external access door. Single drainer sink unit Radiator.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

13' 0" x 10' 6" reducing to 8' 5" (3.96m x 3.2m)

Window to the rear elevation. Radiator. Door to:

ENSUITE

Window to the rear elevation. The updated white suite comprises: enclosed shower cubicle with electric shower, low level W.C, wash hand basin and cabinet. Radiator.

BEDROOM TWO

10' 10" x 10' 6" (3.3m x 3.2m)

Window to the front elevation. Radiator.

BEDROOM THREE

8' 10" x 8' 9" (2.69m x 2.67m)

Window to the front elevation. Radiator.

BATHROOM

Window to the rear elevation. The updated white suite comprises: panelled bath, low level W.C, wash hand basin, vanity cabinet. Splash back tiling to the walls. Extractor fan. Radiator.





EXTERNALLY

FRONTAGE

Driveway provides parking.

REAR GARDEN

Attracting the afternoon sun, of a generous size and with a good degree of privacy. Laid to lawn with shrub borders. Former conservatory base is adjacent to the property.

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 C

EPC RATING (PDF available online)
Current: 73C Potential: 85B







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

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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