

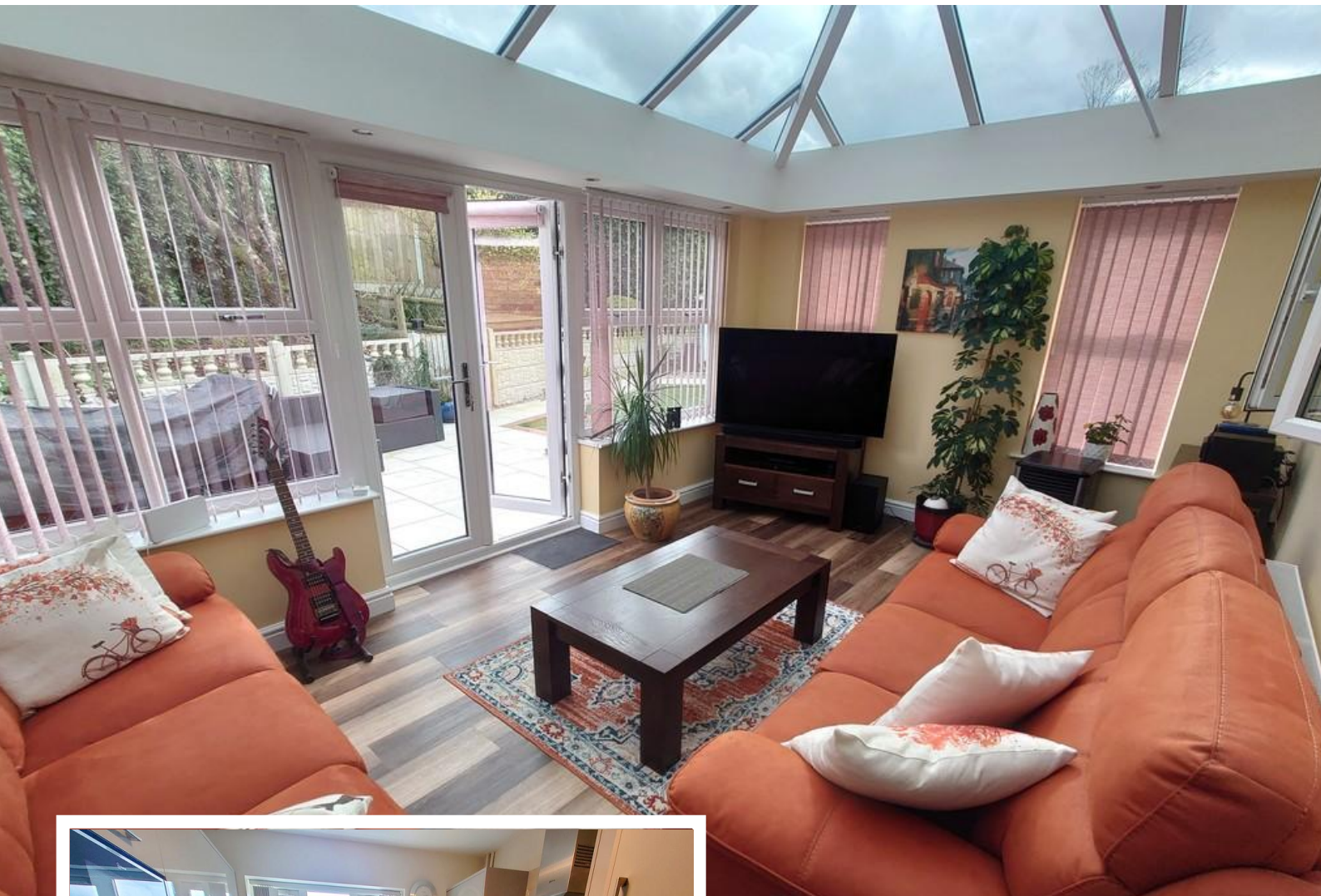


Heron Close
Packmoor, ST7 4GS

- BEAUTIFULLY PRESENTED
- DETACHED BUNGALOW
- UPDATED KITCHEN inc APPLIANCES
- ORANGERY TO REAR
- TWO BEDROOMS, ENSUITE
- DINING ROOM/BEDROOM THREE
- LOUNGE, DETACHED GARAGE
- WELL REGARDED LOCATION

£257,500





Property Description

INTRO

A beautifully presented & updated well improved extended detached bungalow complete with an Orangery to the rear, a well appointed kitchen with integrated appliances, a lounge to the front with updated fire place, dining room/bedroom 3, two further bedrooms, a good sized bathroom. Fitted wardrobes within bedroom one. Externally landscaped gardens to the front, a driveway, detached brick garage. A stunning landscaped rear garden with a porcelain tiled patio area, a lot of privacy and afternoon sun. No chain. UPVC double glazing & gas central heating. A cul de sac location. Viewing imperative without delay to fully appreciate this stunning residence. (draft details subject to approval)



DIRECTIONS

From Kidsgrove town centre proceed along Liverpool Road, just beyond Tesco turn right in to Gloucester Road. At the roundabout take the second exit in to Pennyfields Road. At the T junction turn right in to High Street, Newchapel. At the roundabout turn right in to Blackbird Way. Turn left in to Heron Close, turn right, where the property can be found on the left hand side,

ENTRANCE PORCH

Composite door to the hall, with glazed side panels, wall lights. Meter box cupboards. Door to:



DINING/ENTRANCE HALL

Providing access to rooms, coving to the ceiling, two radiators, front entrance door with glazed panels and coloured leaded glass.

CLOAKROOM/STORE

Window to the side, electric light.

LOUNGE

14' 0" x 11' 0" (4.27m x 3.35m) measured into bay
With square bay window to the front, and updated feature fireplace and electric fire, coving to the ceiling. Arch to:



DINING ROOM

9' 6" x 8' 6" (2.9m x 2.59m)
Radiator, coving to the ceiling, window to the side.

KITCHEN

10' 2" x 7' 10" (3.1m x 2.39m)
A well appointed fitted kitchen with a range of updated base and wall mounted cupboard units with work surfaces, plinth and work top lighting, a single drainer sink unit, integrated oven and hob with extractor hood, integrated dishwasher, concealed washing machine, wall mounted integrated microwave. Vertical radiator. One central switch for most of the electrical switches. Window to the front, vertical radiator.



BEDROOM ONE

12' 6" x 9' 5" (3.81m x 2.87m)
A range of fitted inset wardrobes providing ample cupboard and drawer space, window to rear, access to the loft. Radiator, door to;

ENSUITE

Comprising double shower unit with splash back tiling. low level W.C wash hand basin, window to the side.



BEDROOM TWO

12' 6" x 9' 5" (3.81m x 2.87m)

With french doors to the Orangery, radiator.

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)

A suite comprising a panelled bath, low level W.C, wash hand basin, splash back tiling to the walls, window to the side.

ORANGERY

16' 0" x 10' 7" (4.88m x 3.23m)

A stunning addition to the property making another reception room with UPVC double glazing, radiator, clear glass roof.

EXTERNALLY

FRONT GARDEN

Laid to lawn, shrub borders and a driveway leads alongside the property providing sufficient parking for vehicles.

GARAGE

16' 0" x 8' 2" (4.88m x 2.49m)

Up and over door, electric light and power, side access door. Pitched tiled roof.

REAR GARDEN

A landscaped rear garden approached from the Porcelain paved patio area, laid to lawn, shrub borders. The garden enjoys a high degree of privacy.

VIEWING ARRANGEMENTS

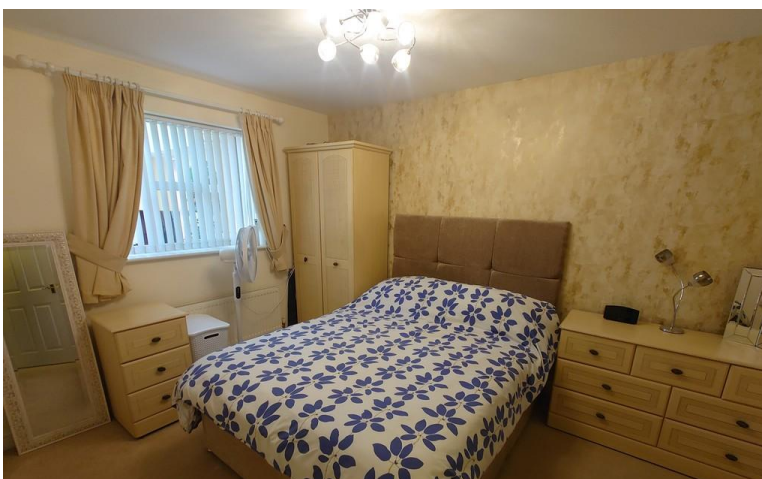
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

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

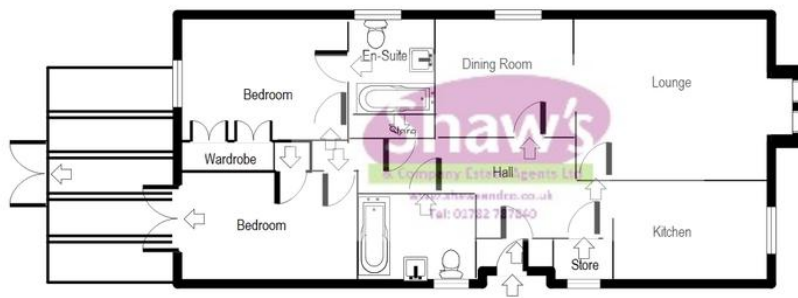
EPC RATING (PDF available online)

Current: 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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