



**Jasmin Way**  
Packmoor, ST7 4UJ

- DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- UPDATED THROUGHOUT
- HALL, CLOAKS/W.C, LOUNGE
- UPDATED BREAKFAST KITCHEN
- SITTING ROOM/OFFICE
- THREE BEDROOMS & SHOWER ROOM
- UPVC D/GLAZING & GAS C/HEATING

**£237,500**







## Property Description

### INTRO

A beautifully presented & well improved extended detached residence which must be viewed to be fully appreciated comprising, entrance hall, cloaks/w.c lounge with feature fireplace, an updated kitchen/dining room with french doors, a second sitting room, three bedrooms, a first floor shower room. Externally a concrete imprint driveway, a beautiful landscaped rear garden all with a lovely & far reaching view from the first floor. UPVC double glazing, gas central heating. An attached garage. The property is within a pleasant cul de sac location with access to all amenities close by, schools, road and rail links, Knypersley Pool & lots of countryside close by. Viewing imperative. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4UJ. On entering Jasmin Way the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL





Entered through a UPVC entrance door. Staircase to the first floor. Radiator, laminate flooring.

#### CLOAKROOM

Window to the side elevation. Updated suite comprising: low level W.C, wall mounted wash hand basin. Splash back tiling. Radiator.

#### LOUNGE

14' 4" x 11' 2" (4.37m x 3.4m)

Window to the front elevation. Stunning feature fireplace with coal effect electric fire. Coving to the ceiling.

Radiator. Door to:



#### KITCHEN/DINER

14' 5" x 9' (4.39m x 2.74m)

Window to the rear elevation. Updated kitchen comprising a range of base and wall units. Single drainer sink with mixer tap. Built in oven, four ring gas hob with extractor over, concealed washing machine. Wall cupboard housing the gas central heating boiler. Downlights to the ceiling, walk in under stairs store area plus space for a freezer. French doors to the garden. Radiator.

#### SITTING ROOM/OFFICE/PLAYROOM

12' 4" x 7' 9" (3.76m x 2.36m)

An extension makes a great addition to the property.

Window to the rear giving lovely views over the garden, Mow Cop and the cloud in the distance.



#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft, coving to the ceiling, store cupboard. Doors to:

#### BEDROOM ONE

12' 3" x 8' 10" (3.73m x 2.69m)

Two window to the front elevation. Built in storage cupboard over the stairs. Coving to the ceiling. Radiator.

#### BEDROOM TWO

8' 9" x 8' 8" (2.67m x 2.64m)

Window to the rear elevation with far reaching views to Mow Cop and the Cloud to the right. Laminate flooring. Radiator.

#### BEDROOM THREE

9' 3" x 6' (2.82m x 1.83m)

Window to the rear elevation with far reaching views. Radiator.



#### SHOWER ROOM

Window to the side elevation. Updated suite comprising: Corner shower cubicle, low level W.C, wash hand basin.





Tiled walls, coving to the ceiling. Radiator.

#### EXTERNALLY

##### FRONT

A concrete imprint drive provides off road parking for 2 cars. Shrub borders. Path to the rear of the property.

##### ATTACHED GARAGE

17' 2" x 7' 11" (5.23m x 2.41m)

Up and over front door. Electric light and power, potential loft storage



##### REAR

Enclosed by fencing is a beautiful landscaped garden. Patio area and a lovely lawn garden with shrub borders, block paving edging. The garden attracts afternoon sun and has a great 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

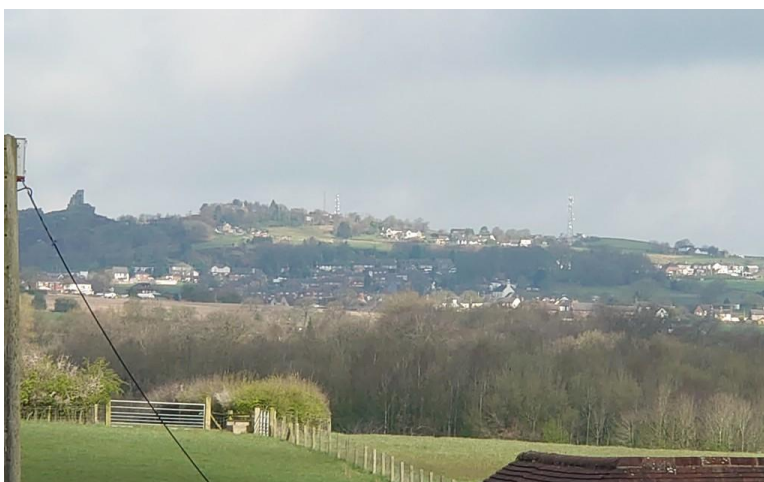
If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

##### 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 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

Newcastle Borough Council.





COUNCIL TAX BAND C

EPC RATING (PDF available online)

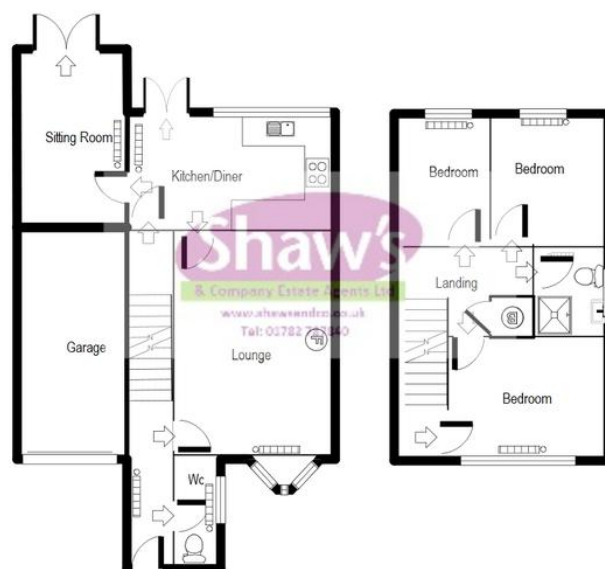
Current: Potential:











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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