

**FOR SALE**



**Midhurst Close, Packmoor, Stoke On Trent**

**3 Bedrooms, 1 Bathroom, Detached Bungalow**

**Offers In Excess Of £320,000**

  
**MARTIN&CO**





## Midhurst Close, Packmoor, Stoke On Trent

3 Bedrooms, 1 Bathroom

**Offers In Excess Of £320,000**

- Detached Bungalow
- Three Bedrooms
- Modern and Stylish Kitchen
- Spacious Shower Room
- Good Size Plot

ENTRANCE PORCH 6' 1" x 4' 8" (1.86m x 1.44m)  
UPVC framed entrance porch.

ENTRANCE HALL Doors to all rooms, slate tiled floor,  
radiator.

LOUNGE 13' 5" x 12' 2" (4.09m x 3.73m) Double  
glazed bow bay window to the rear elevation, sold oak  
flooring, radiator.

KITCHEN 11' 5" x 9' 10" (3.48m x 3.02m) Stunning  
modern kitchen fitted with a range of wall and base  
units with worksurface over which incorporates a  
stainless steel sink unit and drainer, integrated oven  
and hob with extractor unit, matching breakfast bar,  
wood effect flooring, door to rear porch, double glazed  
window to the side elevation, radiator.



BEDROOM ONE 12' 2" x 12' 0" (3.73m x 3.68m)  
Double glazed bow bay window to the front elevation,  
solid oak flooring, fitted wardrobes and dresser,  
radiator.

BEDROOM TWO 11' 5" x 10' 11" (3.48m x 3.33m)  
Double glazed bow bay window to the front elevation,  
fitted wardrobes, radiator.

BEDROOM THREE 8' 10" x 7' 1" (2.70m x 2.18m)  
Double glazed window to the rear elevation, solid oak  
flooring, radiator.



**SHOWER ROOM 8' 10" x 7' 10" (2.70m x 2.41m)**  
Modern and contemporary white suite comprising; low level WC, hand wash basin set in vanity unit and walk in double shower, stylish shower board walls, tiled flooring, double glazed window to the rear elevation, radiator.

**GARAGE 15' 4" x 9' 3" (4.68m x 2.82m)** Having electric roller shutter door, power and lighting.

**WORKSHOP 9' 2" x 7' 3" (2.81m x 2.21m)**

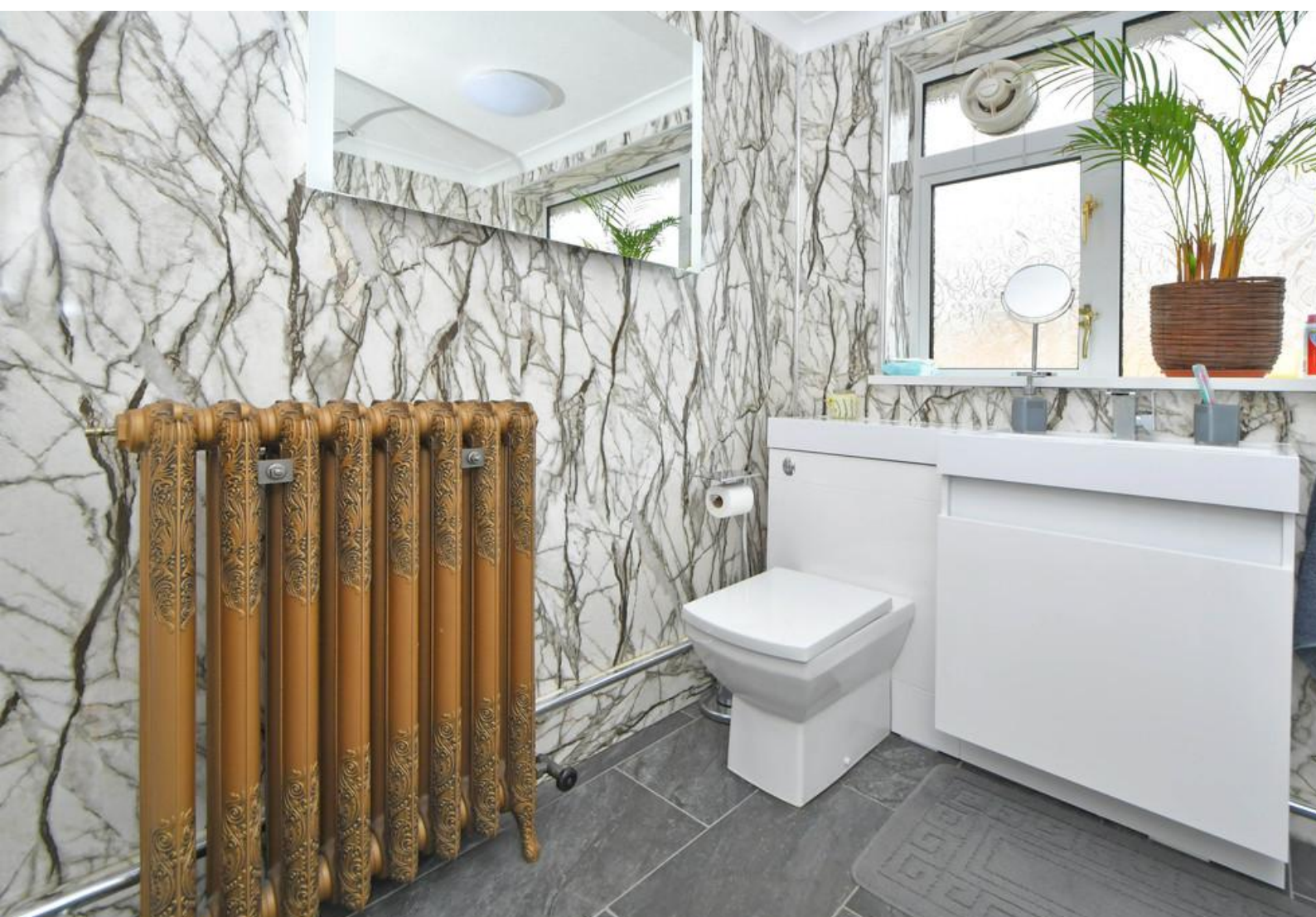
**EXTERIOR** The property sits on a good size plot with a dual access driveway and low maintenance garden which extend to three sides of the property.



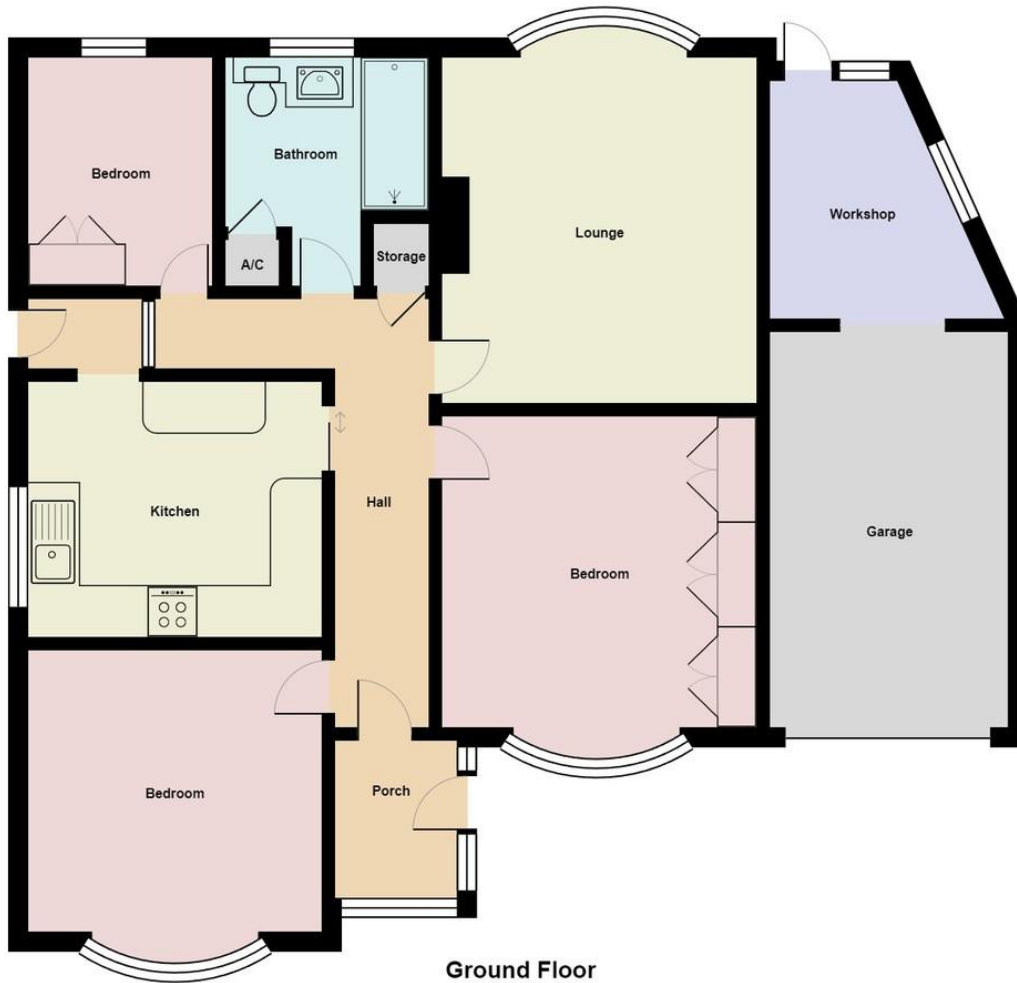




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<a href="http://www.EPC4U.COM">WWW.EPC4U.COM</a>		







All measurements are approximate and for display purposes only

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.