



**Mellor Street**  
**Packmoor, ST7 4SN**

- BEAUTIFULLY PRESENTED
- SEMI DETACHED RESIDENCE
- HALL, LOUNGE, DINING ROOM
- KITCHEN, CLOAKS/W.C
- THREE BEDROOMS, FAMILY BATHROOM
- UPVC D/G, GCH
- IDEAL FAMILY HOME
- CONVENIENT LOCATION

**£190,000**





## Property Description

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4SN. Proceeding from Newchapel towards Packmoor. Just before the roundabout turn left in to Mellor Street, the property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE PORCH

Entered through a UPVC glazed door with side panels.

### ENTRANCE HALL

14' 9" x 5' 9 max" (4.5m x 1.75m)

Stairs to the first floor.

### CLOAKROOM

Window to the side elevation. Low level W.C, wash hand basin. Fully tiled walls. Electric consumer unit.



#### LOUNGE

13' 3" x 10' 5" (4.04m x 3.18m)

Bay window to the front elevation. Fireplace, hearth and fire. Laminate flooring. Radiator.

#### DINING ROOM

12' 5" x 10' 5" (3.78m x 3.18m)

Coving to the ceiling. Sliding patio door to the rear elevation leading to:

#### CONSERVATORY

12' 2" x 9' 5" (3.71m x 2.87m)

Brick base with a clear glass roof, french doors to the garden. Laminate flooring.



#### KITCHEN

16' x 5' 4" (4.88m x 1.63m)

Windows to both the side and rear elevation, external access door to the side. A range of wall and base units, single drainer sink, worksurface. Built in stainless steel oven, hob with extractor over. Mian combi gas boiler. Tiled floor, radiator.

#### FIRST FLOOR LANDING

Window to the side elevation. Doors to:

#### BEDROOM ONE

12' 5" x 10' 5max" (3.78m x 3.18m)

Window to the rear elevation. Radiator.

#### BEDROOM TWO

11' 5" x 10' 5" (3.48m x 3.18m)

Window to the front elevation. Fitted wardrobes. Radiator.

#### BEDROOM THREE

7' x 5' 9" (2.13m x 1.75m)

Window to the front. Radiator.



#### BATHROOM

Window to the rear elevation. White suite comprising: panelled bath with shower over. Low level W.C, wash hand basin. Chrome towel radiator.

#### EXTERNALLY

##### FRONT

Concrete impressed drive provides off road parking. Gravel access to the side of the property leading to:

##### REAR

A good sized landscaped rear garden area. Attracting the afternoon sun the landscaped garden has a patio area leading to a lawn. Further decked area and feature pond.





#### 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 .



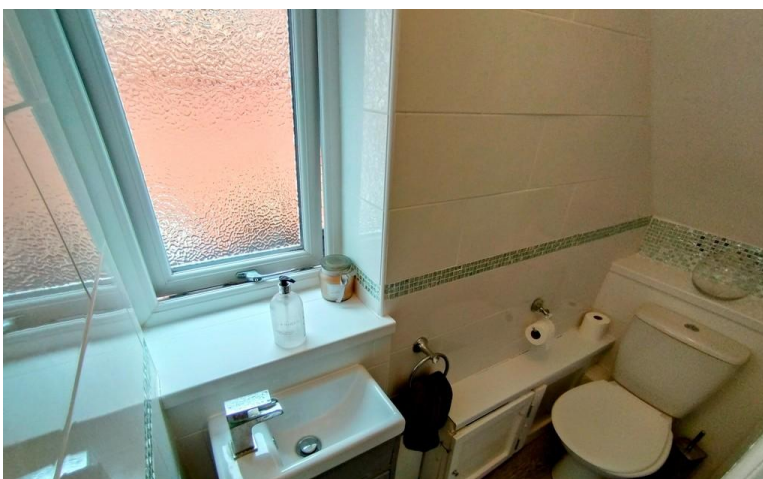
#### LOCAL AUTHORITY

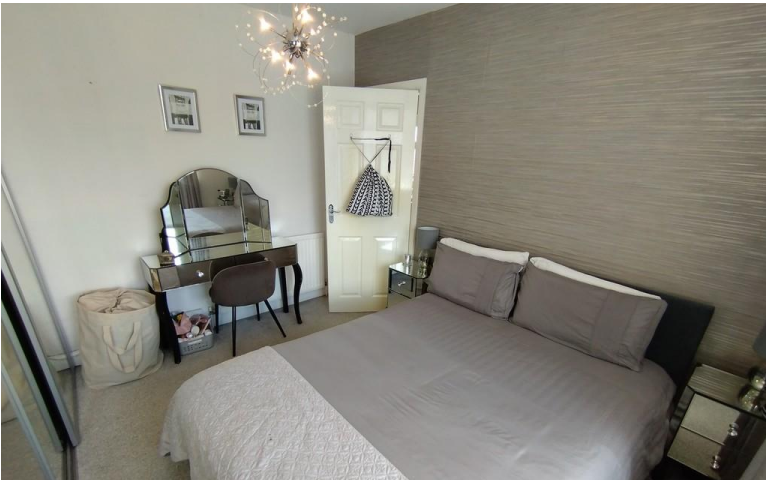
Stoke On Trent City Council

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: Potential:







43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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