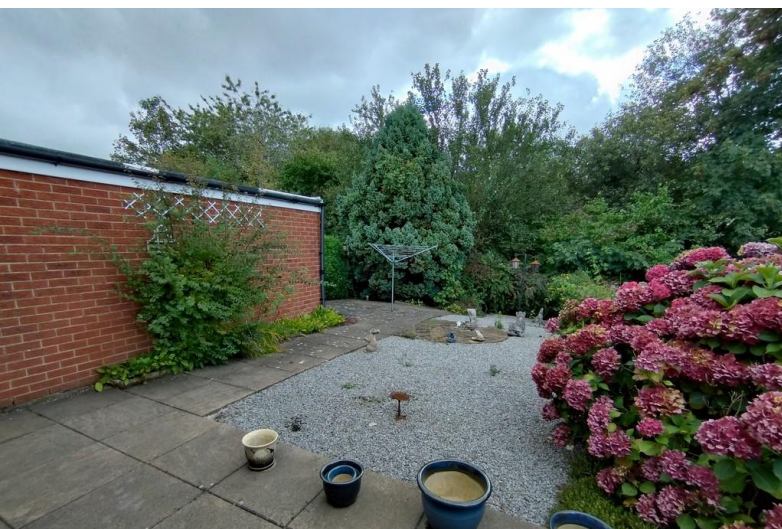




**Selbourne Drive**  
**Packmoor, ST6 6PR**

- A DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- NO CHAIN
- HALL, KITCHEN, LOUNGE/DINING ROOM
- TWO BEDROOMS, BATHROOM
- LANDSCAPED GARDENS
- GARAGE & DRIVEWAY
- UPVC D/GLAZING & GAS C/HEATING

**£182,500**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a detached bungalow with no chain, within a popular convenient location, comprising hallway, kitchen, lounge/dining room, two bedrooms, a bathroom. Externally landscaped gardens to the front and rear, a garage. UPVC double glazing, gas central heating. Access is easy to all facilities with road and rail links close by leading to the A500 larger towns and the City as well as countryside close by. Viewing essential without delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for post cod ST6 6PR turn off Turnhurst Road and the property can be found on the left hand side as identified by our For Sale Sign.

### ENTRANCE HALL

Upvc entrance door, access to the loft , radiator, airing cupboard, housing hot water tank, timer clock and storage area.



#### KITCHEN

13' 4" x 5' 2" (4.06m x 1.57m)

A range of base and wall units, worksurfaces, single drainer sink, window to the front, radiator. Main Combi: gas central heating boiler. Extractor fan, blind with remote control

#### LOUNGE/DINING ROOM

12' 4" x 11' 10" (3.76m x 3.61m)

With a bow window to the front, double radiator.

#### BEDROOM ONE

10' 7" x 9' 10" (3.23m x 3m)

Window to rear, radiator.



#### BEDROOM TWO

9' 10" x 7' (3m x 2.13m)

Window to the rear elevation. Radiator.

#### BATHROOM

Window to the side elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling.

#### EXTERNALLY

##### FRONT

A landscaped garden laid to lawn with shrub borders. A driveway provides parking and leads to:

##### GARAGE

With Light and power.

##### REAR

An attractive landscaped garden laid to lawn with shrub borders. Patio area.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)



#### 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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### 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

Stoke On Trent City Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: Potential: