



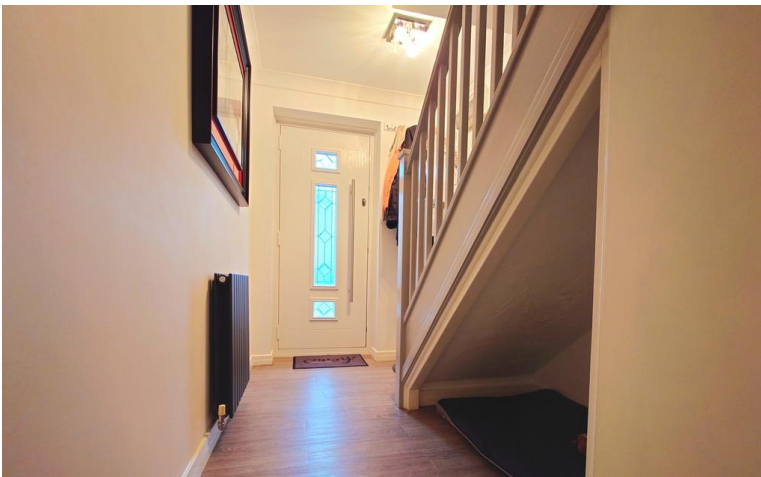
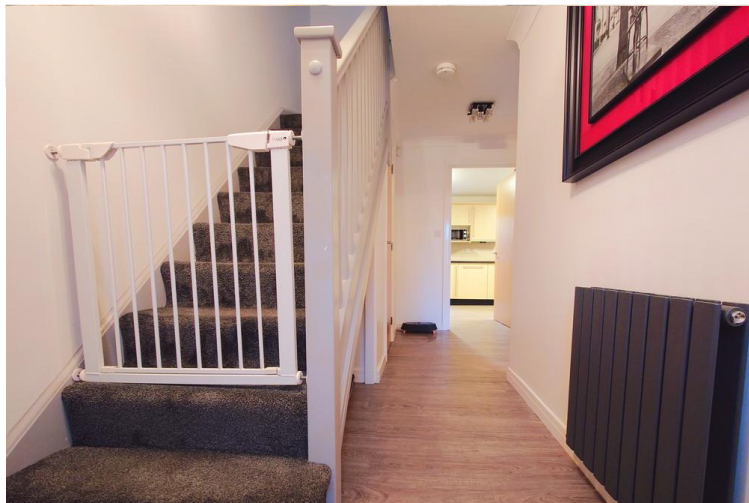
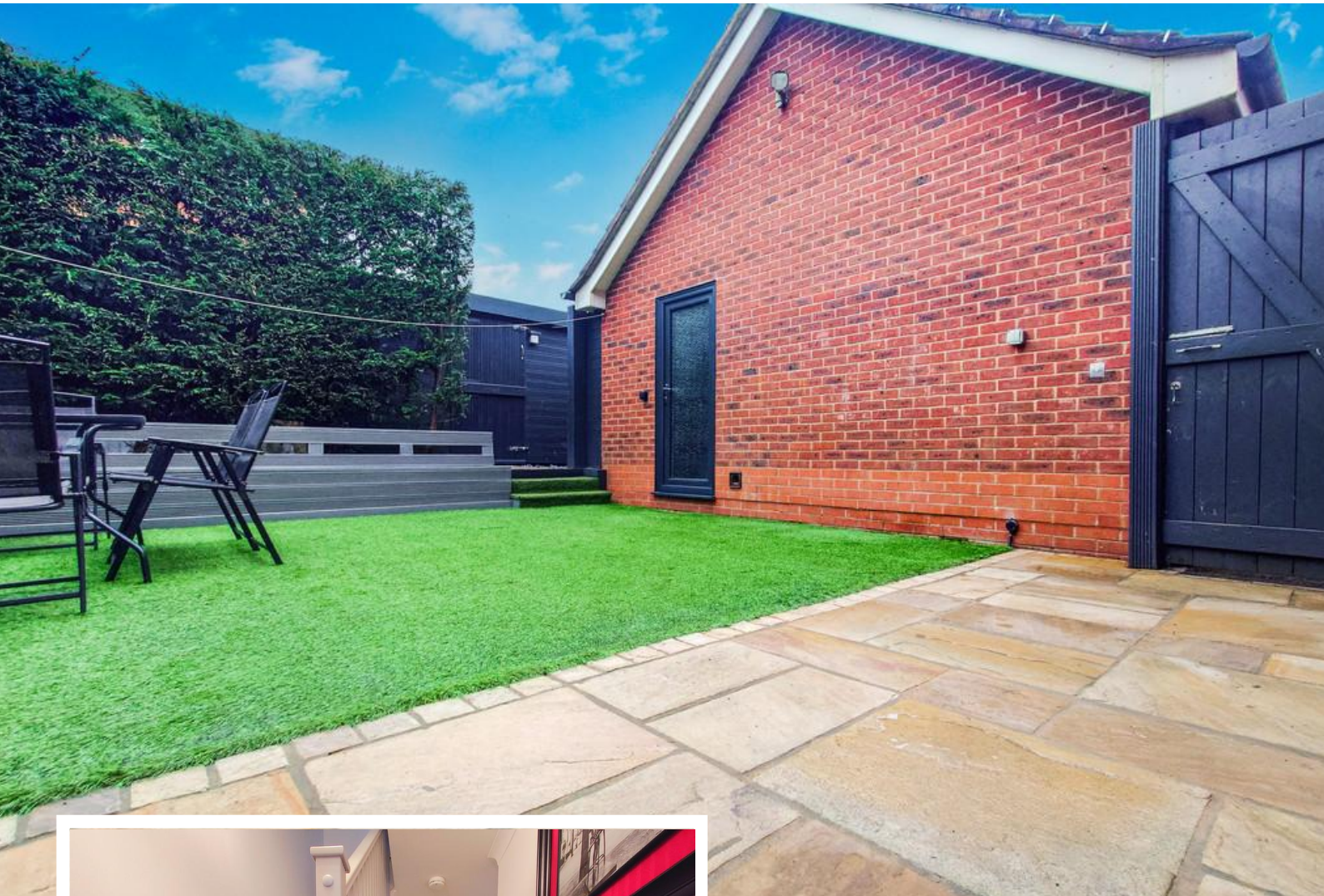
**Moorhen Way**  
Packmoor, ST7 4GY

- BEAUTIFULLY PRESENTED
- A SPACIOUS FAMILY HOME
- ACROSS THREE FLOORS
- THREE BEDROOMS & BEDROOM FOUR/DINING ROOM
- KITCHEN DINER, LOUNGE
- CLOAKS/W.C, BATHROOM & ENSUITE
- LONG DRIVEWAY & DETACHED GARAGE
- RECENTLY FITTED UPVC WINDOWS

**Offers in the region of**  
**£249,950**







## Property Description

### INTRO

A beautifully presented and spacious family home, new on the market and offering highly versatile accommodation across **THREE FLOORS!** Boasting **FOUR BEDROOMS**, this gorgeous property also comprises entrance hall, ground floor cloaks/w.c, kitchen/diner, good sized lounge, family bathroom and ensuite. UPVC double glazed windows recently fitted, and gas central heating with newly fitted grey radiators. Re-plastered walls throughout. Stunning low maintenance gardens to the front and the rear, a long driveway provides parking for several cars and a detached garage, with extra shed/workshop to the rear. A very popular estate, tucked away but within easy access to amenities and road links. Contact us today to get your viewing booked in!

### DIRECTIONS

Please use postcode ST7 4GY for Sat Nav/Google Maps. Upon turning right into Moorhen Way, the property can be found on the right hand side as identified by our For Sale sign.





## ACCOMMODATION

### ENTRANCE HALL

15' 2" x 5' 10" (4.62m x 1.78m) max

Entered via a front composite entrance door. Newly fitted Antico flooring. Radiator. Staircase to the first floor. Open understairs storage area. Electric consumer unit. Door to store room also housing the hot water cylinder tank.

### BEDROOM FOUR/ DINING ROOM

10' 9" x 8' 10" (3.28m x 2.69m)

Window to the front, radiator. Newly fitted Antico flooring. Coving to the ceiling.



### CLOAKS/W.C

6' 4" x 3' 6" (1.93m x 1.07m)

Low level W.C, wash hand basin with splash back tiling. Vanity cabinet. Radiator. Extractor fan. Newly fitted Antico flooring.

### KITCHEN DINER

14' 11" x 10' 11" (4.55m x 3.33m)

A stunning kitchen diner with plenty of base and wall mounted cupboard units, featuring a defined dining area with breakfast bar. Worksurfaces, single drainer sink unit. Including the Beko gas double range cooker/oven and grill, with Creda extractor hood above. Integrated tall fridge/freezer, and concealed washing machine. Concealed Suprima boiler head unit. Newly fitted Antico flooring. UPVC rear access door and window to the rear. Door to useful storage cupboard. Space/plumbing for a dishwasher if required. Two light fittings.



### FIRST FLOOR LANDING

Window to the front, radiator. Honeywell central heating thermostat. Coving to the ceiling.

### LOUNGE

15' x 13' 1" (4.57m x 3.99m)

A beautifully inviting reception room, with two windows to the rear, and three radiators. Coving to the ceiling. Mini Chandelier style light fitting. Double doors to:

### BEDROOM THREE

12' 5" x 8' 6" (3.78m x 2.59m)

Window to the front, radiator. Coving to the ceiling. Mini Chandelier style light fitting.

### SECOND FLOOR LANDING

Access to the loft via pull down ladder.





#### BEDROOM ONE

12' 11" x 10' 11" (3.94m x 3.33m)

Two windows to the rear, radiator. Laminate flooring. Spotlights to the ceiling. Fitted wardrobes.

#### ENSUITE

6' 1" x 5' 3" (1.85m x 1.6m)

Comprising a separate shower cubicle with mains pressured shower. Low level W.C, wash hand basin with vanity cupboard below. Wall mounted vanity unit. Laminate flooring. Extractor fan. Part tiled walls. Frosted window to the side.



#### BEDROOM TWO

11' 5" x 9' 1" (3.48m x 2.77 m)

Two windows to the front, radiator. Doors to two separate and very useful storage cupboards.

#### BATHROOM

6' 8" x 5' 8" (2.03m x 1.73 m)

Comprising a fitted suite with panelled bath with shower attachment, low level W.C and wash hand basin. Vanity mirrored unit. Radiator. Shaver socket. Extractor fan.

#### EXTERNALLY

##### FRONTAGE

A superbly presented low maintenance front garden with pebbled stones, shrubs, and sleepers. The tarmac driveway provides parking for multiple cars, which leads to:

##### GARAGE

17' x 8' 6" (5.18m x 2.59m)

A brick built garage with pitched roof, front electronic roll up door (with both key fob and controls in the kitchen). Power and lighting. UPVC side access door.

##### REAR GARDEN

A lovely garden area with Indian paved stone, astro turf garden, enclosed with stylish fencing and a hedge border. Steps to a further paved section with access to:

##### SHED/WORKSHOP

17' 6" x 6' 2" (5.33m x 1.88m)

A useful shed/workshop, being of timber construction, with power and lighting.

##### ADDITIONAL NOTES

The property benefits from newly fitted radiators in nearly all rooms, recently fitted UPVC windows throughout, and a new front composite entrance door. The property has been recently re-plastered. All flooring, fitted blinds, and







light fittings, are included within the sale.

#### 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

#### 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 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 .

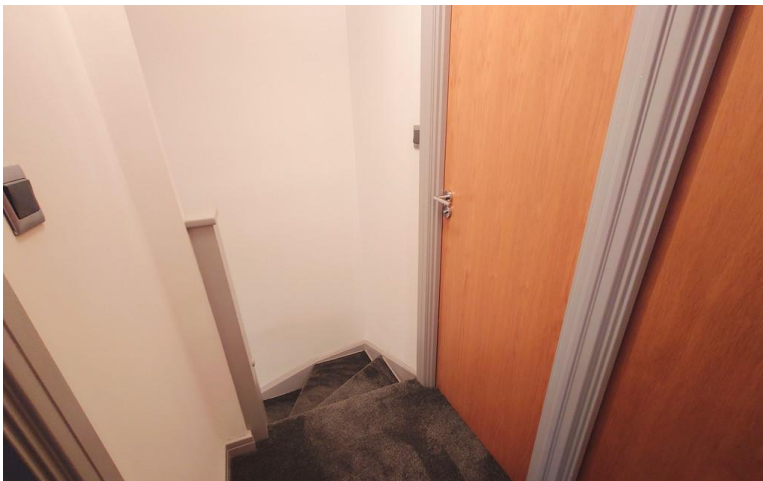
#### LOCAL AUTHORITY

Stoke-on-Trent City Council.

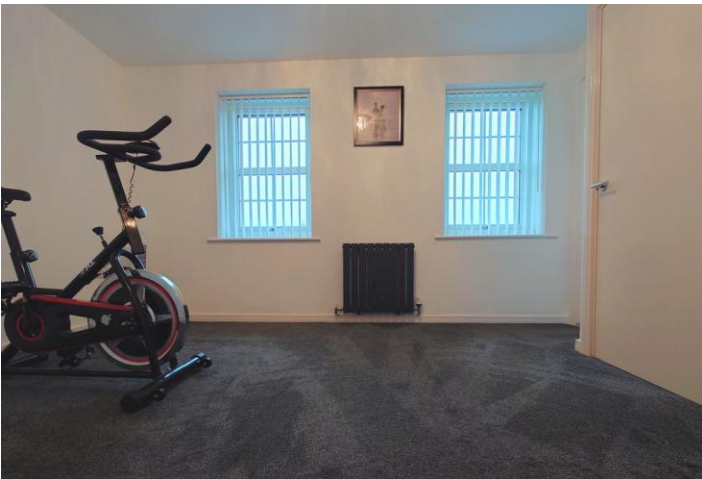
#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

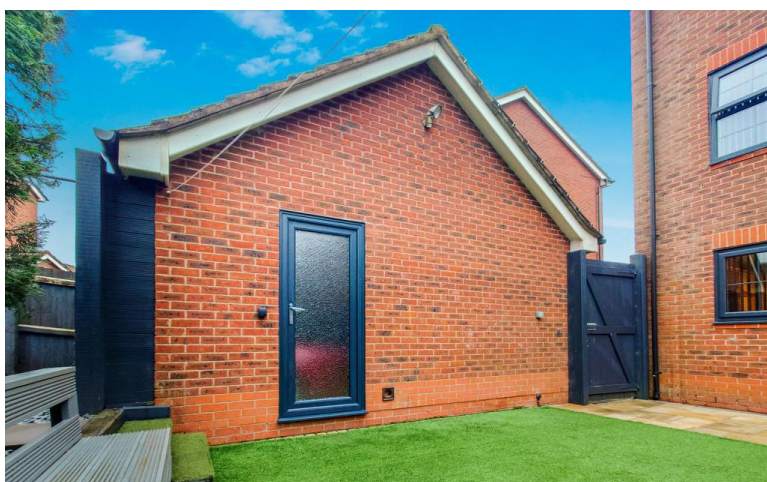
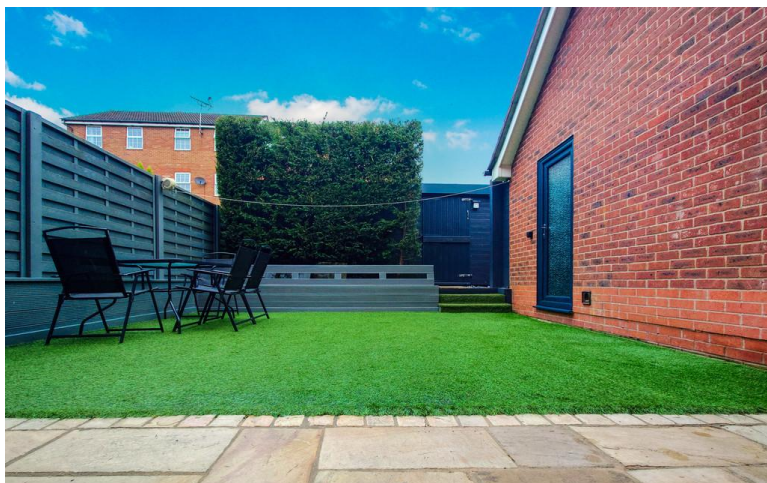
Current: Potential: (TO FOLLOW)











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01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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