

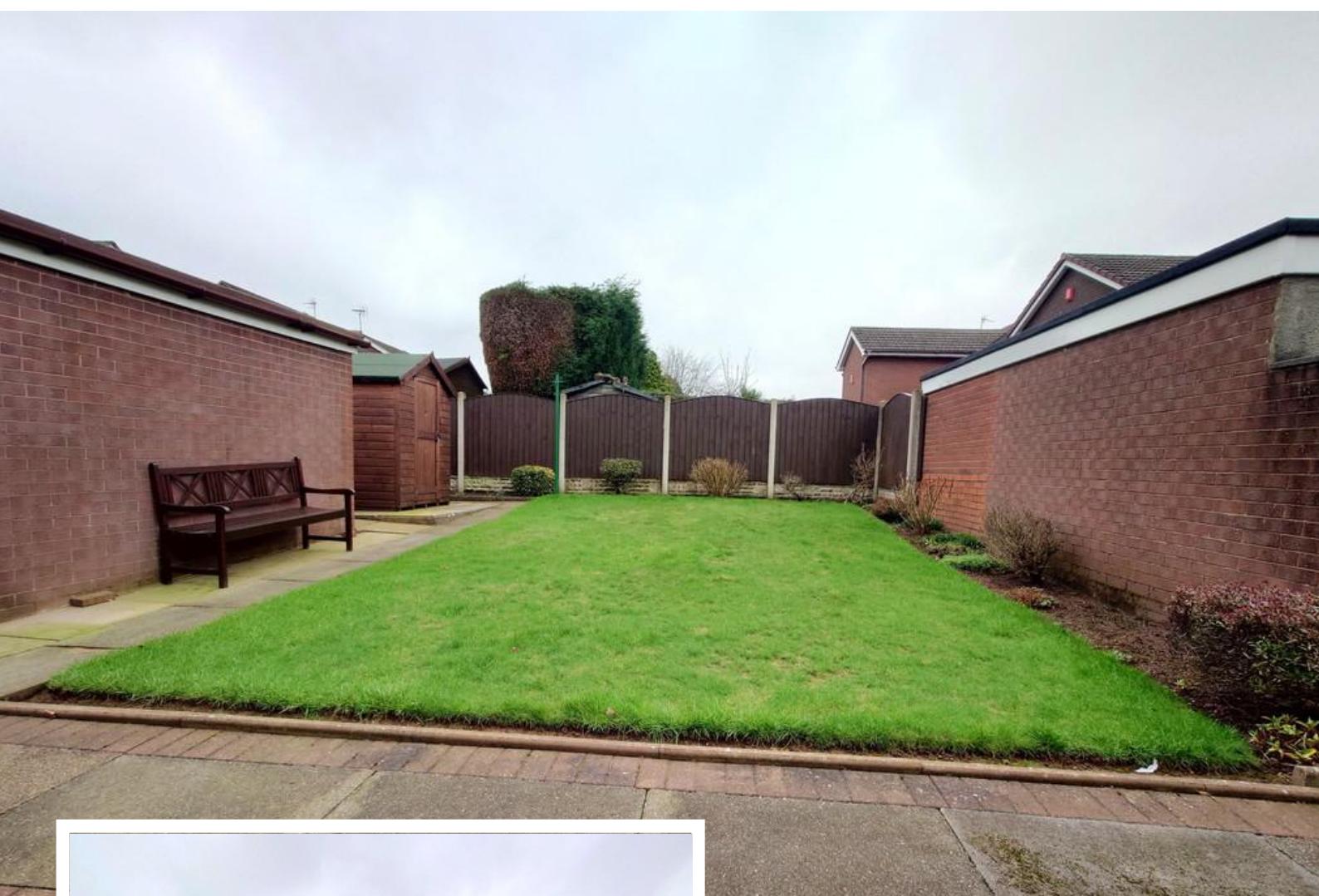


**Arran Drive**  
**Packmoor, ST7 4UD**

- A DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- IMMACULATE PRESENTATION
- NO CHAIN
- LONG DRIVEWAY
- DETACHED GARAGE
- NEWLY INSTALLED SHOWER ROOM
- WELL PRESENTED GARDENS

**£240,000**





## Property Description

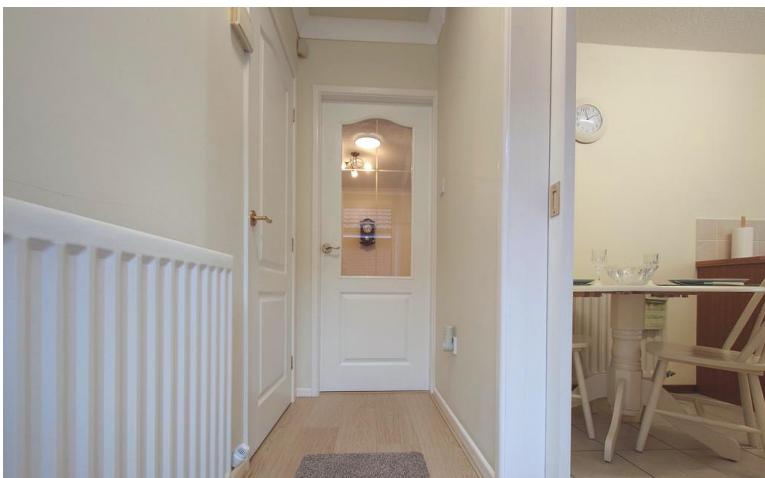
### INTRO

An IMMACULATE detached bungalow SOLD with NO CHAIN! In a sought after spot, this lovely spacious bungalow comprises entrance hall, kitchen, spacious lounge/dining room, rear hall, two bedrooms and a shower room. UPVC double glazing and gas central heating from a Worcester Bosch gas combi boiler. Landscaped gardens to the front and the rear with a long driveway for parking, and detached garage. Viewing essential!

### DIRECTIONS

Please use postcode ST7 4UD for Sat Nav/Google Maps. From Turnhurst Road, turn into Orkney Avenue, and left into Arran Drive, where the property is located on the left hand side.

### ACCOMMODATION





#### ENTRANCE HALL

UPVC front entrance door. Coving to the ceiling. Door to useful storage cupboard. Access to the loft via a pull-down ladder (Loft is insulated). Alarm panel.

#### KITCHEN DINER

11' x 8' 1" (3.35m x 2.46m)

Comprising a well appointed tidy kitchen with base and wall mounted cupboard units and worksurfaces. Single drainer sink unit. Free standing gas cooker. Space for a washing machine. Space for a tall standing fridge freezer. Window to the front. Tiled floor. Radiator. Space for a small table. Wall mounted Worcester Bosch gas combi boiler. Coving to the ceiling.



#### LOUNGE/ DINING ROOM

18' 9" x 11' 4" (5.72m x 3.45m)

Window to the front, two radiators. Coving to the ceiling. Electric fire and feature surround.

#### REAR HALL

With door to useful store cupboard.

#### BEDROOM ONE

12' 6" x 8' 4" (3.81m x 2.54m)

Window to the rear, radiator. Fitted wardrobes.



#### BEDROOM TWO

10' 5" x 9' 6" (3.18m x 2.9m)

Window to the rear, radiator. Fitted wardrobes.

#### SHOWER ROOM

6' 10" x 5' 5" (2.08m x 1.65 m)

A newly installed shower room, with enclosed shower cubicle having a mains pressurised shower, low level W.C and wash hand basin. Fully tiled walls and tiled flooring. Frosted window to the side. Radiator.



#### FRONT GARDEN

A beautifully presented front aspect, having a good size long block paved driveway with parking for several vehicles. Laid to lawn front garden with shrub borders. Leads to:

#### DETACHED GARAGE

A brick built garage with electronic roll up door. Window to the rear. Power and lighting.

#### REAR GARDEN

A lovely landscaped rear garden, being block paved and having a laid to lawn garden area, enclosed by fencing and a wall. Timber shed. A nice private aspect to the rear.



#### 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 C

#### EPC RATING (PDF available online)

Current: 66D Potential: 84B





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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