

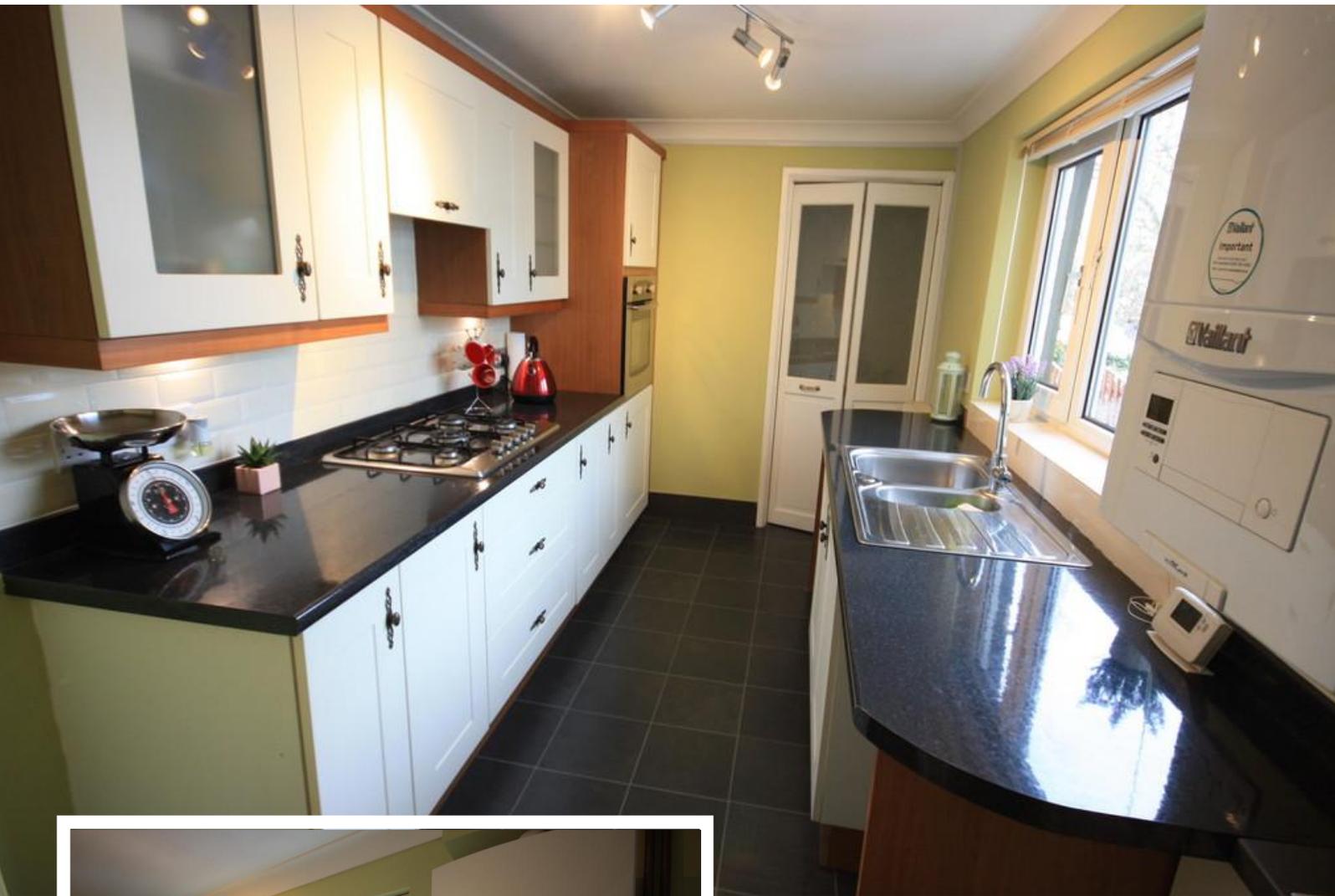


383 Turnhurst Road
Packmoor, ST7 4QH

- A SEMI DETACHED HOUSE
- WITH NO CHAIN
- BEAUTIFULLY PRESENTED
- RECENTLY REFURBISHED
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- OPEN FIELDS TO FRONT
- UPVC D/G & GCH

£115,000





Property Description

INTRODUCTION

Time to turn in to 2021! A beautifully updated semi detached house for sale with no chain offering an ideal first time buy, comprising, two reception rooms, a fitted kitchen, ground floor white bathroom, two double bedrooms, and pleasant views to front with fields to the frontage. New carpets & flooring, décor throughout, electrical re wire, gas combi boiler heating. A rear garden area providing outside space, a forecourt to the front. The property is located within a well regarded location with easy access to lots of amenities, for schools, shops and excellent road links to the A500 yet with lots of countryside so close by. Viewing by appointment.

DIRECTIONS

Please follow Sat Nav for postcode ST7 4QH. From Newchapel, proceed over the roundabout into Turnhurst Road. The property can be found on the right hand side, as identified by our for sale sign.

LOUNGE



12' 5" x 11' 4" (3.78m x 3.45m) Entered through a UPVC door. Window to the front elevation. Feature chimney breast with inset lighting. Gas and electric cupboards. Laminate flooring. Radiator.

DINING ROOM

12' 5" x 9' 2" (3.78m x 2.79m) Window to the rear elevation. Understairs store area. Stairs to the first floor. Radiator.

KITCHEN

12' x 6' 11" (3.66m x 2.11m) Window to the side elevation. A range of wall and base units, one and a half bowl sink unit. Built in five ring gas hob and electric oven. Space for white goods. Splash back tiling to the walls, tiled floors. Viallant gas combi boiler.

REAR HALL

Useful store cupboard off. UPVC door giving access to the side and rear of the property.

BATHROOM

Window to the side elevation. A white suite comprising. Corner bath with shower over, low level W/C, wash hand basin. Splash back tiling to the walls. Chrome towel rail.

FIRST FLOOR LANDING

Access to the loft. Doors to:

BEDROOM ONE

12' 5" x 11' 4" (3.78m x 3.45m) Window to the front elevation giving views over open field. Radiator.

BEDROOM TWO

12' 5" x 9' (3.78m x 2.74m) Window to the rear elevation. Over stairs store area, possible potential for a shower.

EXTERNALLY

FRONT

Paved Forecourt. A covered entry. Our clients advise this is shared access with the neighbour.

REAR GARDEN

Attracting the afternoon sun. A paved patio leads to a further decked area.

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





EPC RATING (PDF available online)

EPC Current Energy Efficiency: 34

EPC Potential Energy Efficiency: 51

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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
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