

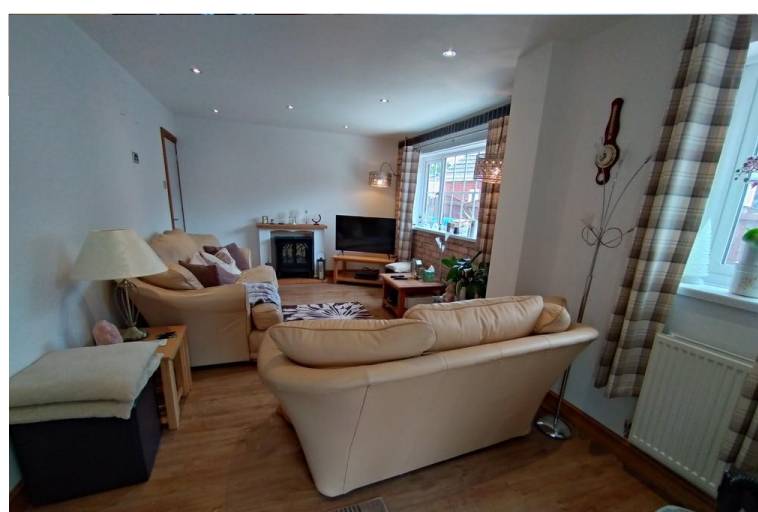


**Greysan Avenue**  
**Packmoor, ST7 4QW**

- BEAUTIFULLY PRESENTED
- WITHIN A POPULAR LOCATION
- A SPACIOUS BUNGALOW
- LANDSCAPED GARDENS
- CONSERVAORY/DINING ROOM
- SPACIOUS LOUNGE
- KITCHEN INC APPLIANCES
- UPVC D/GLAZING & GAS C/HEATING

**£260,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented good sized semi detached bungalow within a pleasant cull de sac location which must be viewed to be fully appreciated comprising, a conservatory/reception room over looking the garden, a spacious lounge, a kitchen with integrated appliances, inner hallway, bedroom one is a large double bedroom, bedroom two, a bathroom with a separate shower. UPVC double glazing & gas central heating. Landscaped gardens to the front, a paved garden to side and a pleasant rear garden. A useful detached brick garden outbuilding with UPVC glazed front and pitched roof. Nice views to the rear. Viewing imperative. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST6 4QW, the property can be found on the right hand side, as identified by our for sale sign.



#### LOUNGE

19' x 10' 10" (5.79m x 3.3m)

Two windows to the side elevation. Laminate flooring. Recessed spotlights to the ceiling. Radiator. Door to inner hall. Door to:

#### CONSERVATORY

12' 11" x 8' 4" (3.94m x 2.54m)

Overlooking the garden. Dwarf wall construction with UPVC windows and door. Laminate flooring, radiator. Arch to:

#### KITCHEN

10' 9" x 8' 7" (3.28m x 2.62m)

Window to the rear elevation. A range of wall and base units, single drainer sink with mixer tap above, worksurface. Built in double oven, space for cooker with glass splash back and extractor above. Built in fridge freezer. Space for washing machine. Splash back tiling to the wall, tiled floor. Recessed spotlights to the ceiling. Radiator.



#### INNER HALLWAY

Window to the side elevation. Logic combi 24 gas central heating boiler. Tiled floor.

#### BEDROOM ONE

14' x 9' 4 plus bay" (4.27m x 2.84m)

Bay window to the front elevation, window to the side. Recessed spotlights to the ceiling. Radiator.



#### BEDROOM TWO

10' 8" x 7' 11" (3.25m x 2.41m)

Window to the side elevation. Laminate flooring, recessed spotlights to the ceiling. Radiator. Access to the loft for storage.

#### BATHROOM

Window to the side side elevation. Suite comprising: paneled bath, enclosed shower cubicle, low level W.C, wash hand basin with cabinet below. Tiled floor, spotlights to the ceiling. Radiator.



#### EXTERNALLY

##### FRONT

A landscaped garden laid to lawn, stone feature and shrub borders. A driveway provides ample parking. A gate provides access to the side of the property which has a paved area.



#### REAR

Having a pleasant outlook. Behind a wrought iron railing feature is a landscaped garden laid to lawn with shrub borders.

#### GARDEN OUTBUILDING

18' 5" x 10' (5.61m x 3.05m)

Currently split to form two separate areas.

#### 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 .

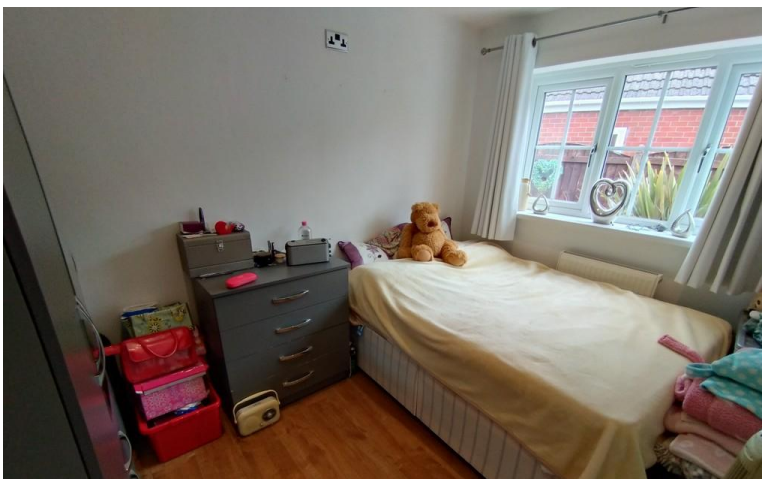
#### LOCAL AUTHORITY

Stoke On Trent City Council

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: Potential:







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.  
Made with Visual Builder

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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