



Lorraine Street
Packmoor, ST7 4QG

- DETACHED RESIDENCE
- REFURBISHED & RECENTLY UPDATED
- HALL, KITCHEN, SPACIOUS LOUNGE/DINER
- THREE GOOD SIZED BEDROOMS
- UPDATED BATHROOM WITH SHOWER
- UPVC D/G, GCH
- DOUBLE WIDTH PARKING & REAR GARDEN
- POPULAR & CONVENIENT LOCATION

£240,000





Property Description

INTRO

Shaw's & Co are delighted to offer for sale a detached house recently refurbished to provide a pleasant family home which must be seen to be appreciated, entrance hall, kitchen with all new fittings etc, a spacious lounge/dining room, three good sized bedrooms, a first floor white updated bathroom suite & separate shower. Externally a double width parking area to the frontage. A rear garden area. UPVC double glazing & gas central heating. The property is within easy access to lots of amenities for schools, shops etc public transport & rail links. Easy access to the A500 yet with lots of countryside walks close by. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4QG. Turn in to Lorraine Street and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL



Entered through a UPVC door to the side elevation and a window. Staircase to the first floor.

CLOAKROOM

Low level W.C, wash hand basin. Radiator.

KITCHEN/BREAKFAST ROOM

9' 8" x 8' 4" (2.95m x 2.54m)

Window to the front elevation. Newly installed kitchen with a range of wall and base units, single drainer sink with mixer tap, worksurface. New built in oven, hob with extractor over. Radiator.



LOUNGE/DINER

17' 10" x 11' 10" (5.44m x 3.61m)

Window to the rear elevation. Radiator, glazed patio doors to the garden.

FIRST FLOOR LANDING

Radiator, window to the side. Access to the loft with the gas boiler. Doors to:

BEDROOM ONE

18' 2" x 9' 10" (5.54m x 3m)

Window to the front elevation, radiator.



BEDROOM TWO

10' 10" x 8' 11" (3.3m x 2.72m)

Window to the rear elevation, radiator.

BEDROOM THREE

10' 9" x 7' 8" (3.28m x 2.34m)

Window to the rear elevation, radiator.

BATHROOM

8' 9" x 5' 10" (2.67m x 1.78m)

Window to the rear elevation. Suite comprising: panelled bath, shower cubicle, low level W.C, wash hand basin. Vanity unit, shelving, splash back tiling to the walls, tiled floor. Chrome towel radiator.



EXTERNALLY

INTEGRAL GARAGE

17' 0" x 7' 0" (5.18m x 2.13m)

Up and over front door, electric light and power.

FRONT

A driveway provides off road parking.

REAR

Enclosed garden area with a newly laid to lawn garden.



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 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 .

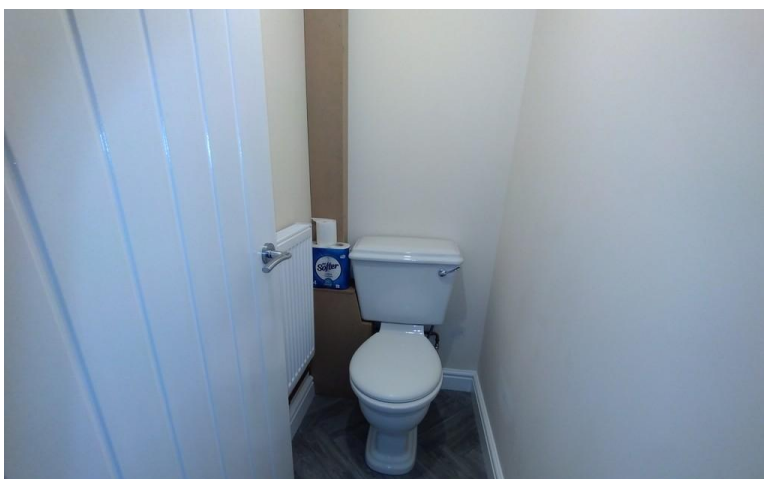
LOCAL AUTHORITY

Stoke On Trent City Council

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 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