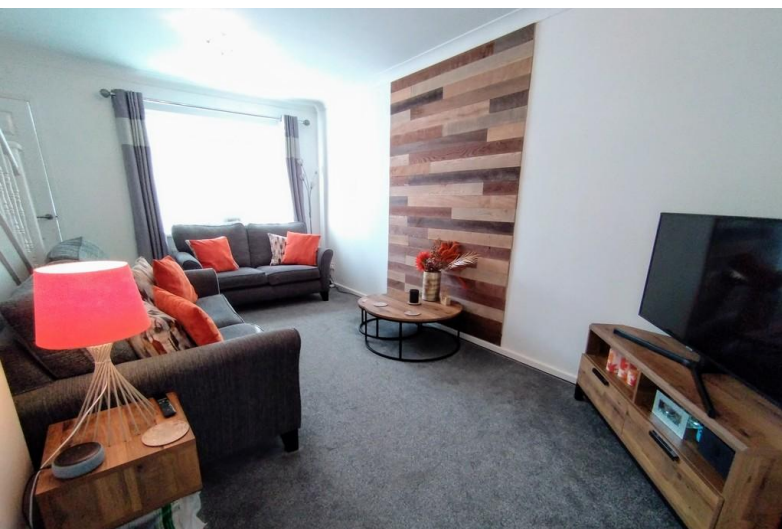


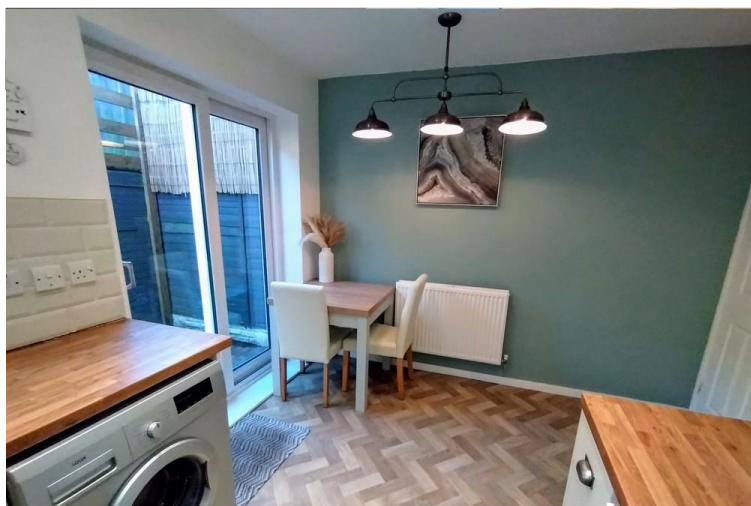


Gemini Grove Packmoor, ST6 6NP

- A SEMI DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- LOUNGE, KITCHEN/DINING ROOM
- TWO BEDROOMS, BEAUTIFUL BATHROOM
- GARDENS TO FRONT FRONT & REAR
- UPVC D/G & GAS C/H
- CUL DE SAC LOCATION
- EASY ACCESS TO THE A500/A34

**Offers In Excess Of
£155,000**





Property Description

INTRO

A beautifully presented two bedroom semi detached house within a popular cul de sac location which must be viewed to be fully appreciated comprising, entrance hall, spacious lounge, kitchen/dining room with patio doors, a first floor landing with storage, two bedrooms, an lovely white updated bathroom with over shower etc. Externally a front garden, driveway, attached carport, a landscaped tiered rear garden. UPVC double glazing & gas central heating. Easy access to all amenities & the A500. Viewing imperative.

DIRECTIONS

Please follow Sat Nav for postcode ST6 6NP. On entering Gemini Grove, the property can be found on the left and side as, identified by our For Sale Sign.

ENTRANCE HALL

Entered through a UPVC door with side panel, stairs to the first floor, double radiator.



LOUNGE

16' 1" x 11' 10" (4.9m x 3.61m)

Window to the front, double radiator, stair case to the first floor. Coving to the ceiling.

BATHROOM

A modern updated bathroom with a white suite comprising a paneled bath and electric over bath shower, low level W.C, wash hand basin with a vanity cabinet for storage and fitted mirror with some storage, extractor fan. Extractor fan. Radiator.

KITCHEN/DINER

11' 9" x 9' 10" (3.58m x 3m)

Window and patio doors to the rear. A range of wall and base units, inset sink unit with mixer taps, work surface. Free standing gas cooker/oven extractor over. Plumbing and space for washer, space for fridge/freezer, under stairs store cupboard. Wall mounted Vaillant Eco Tec pro 28 gas boiler within a wall cupboard.

FIRST FLOOR LANDING

Access to the loft, store cupboard. Doors to:

BEDROOM ONE

12' 0" x 9' 8" (3.66m x 2.95m)

Window to the front, store cupboard, radiator, mirrored wardrobes included.

BEDROOM TWO

12' 0" x 7' 0" (3.66m x 2.13m)

Window to the rear, radiator.

EXTERNALLY

FRONT GARDEN

Garden laid to lawn, a driveway provides of road parking.

REAR GARDEN

With a block paved patio area and steps up to the higher level of decking with an external double electric power point.

Cold water tap.

ATTACHED CARPORT

19' x 7' 6" (5.79m x 2.29m)

With an up and over front door, rear gate, electric light and power.

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 .

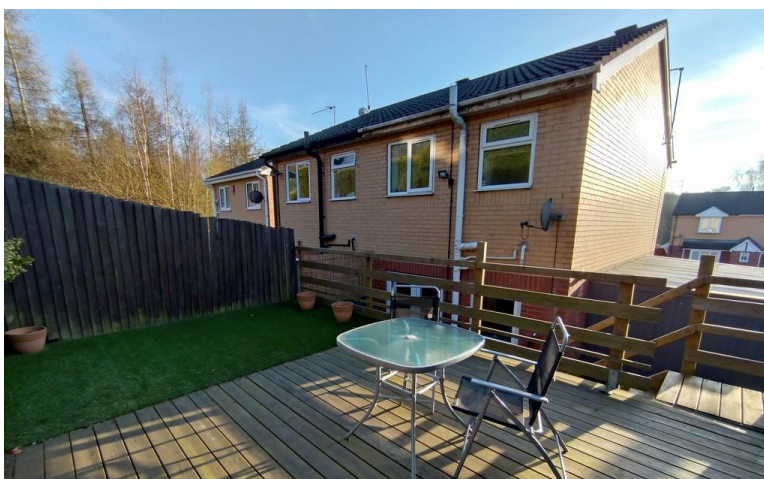
LOCAL AUTHORITY

Stoke On Trent City Council

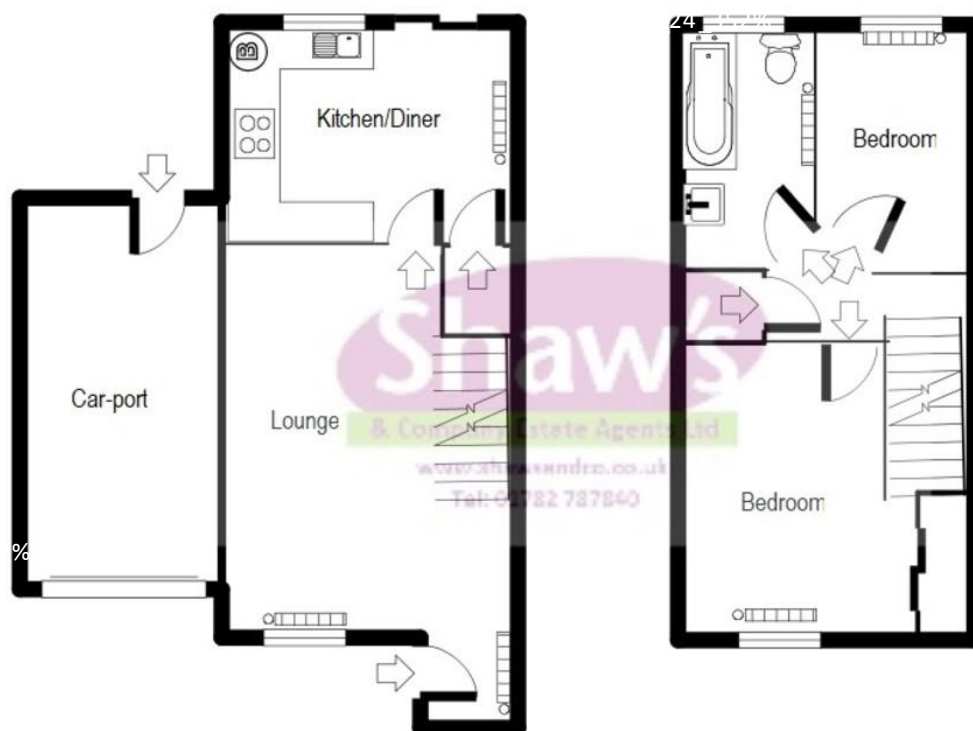
COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 68D Potential: 88B







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