



**Lordshire Place**  
Packmoor, ST7 4QD

- SEMI-DETACHED RESIDENCE
- LARGE REAR GARDEN & SIDE GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO CONSENT)
- GCH, UPVC, D/G, GARAGE
- BRICK BASE CONSERVATORY
- THREE BEDROOMS, BATHROOM
- CONVENIENT LOCATION
- DRIVEWAY & PARKING SPACE

**£165,000**







## Property Description

### INTRO

A semi detached house with a large rear garden plus additional side garden! ideal for those looking for a project with potential to update and extend (subject to planning consent). Comprising: an entrance hall, integral garage, kitchen, and good-sized lounge/diner with a feature fireplace leading to the conservatory. The first floor has access to the bathroom and three bedrooms. The frontage of this residence comprises of a front garden and tarmac driveway with parking spaces. A pathway leads alongside the house with a lawn garden area, and there is a large rear garden area enclosed for privacy whilst attracting plenty of sun - ideal for families and keen gardeners. This property is set within a well-regarded area, with lots of amenities, road links to A500 and green spaces. A great project with a large rear garden plus side garden. Viewing essential.

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4QD and the property can be found on the right-hand side as identified





by our For Sale sign.

#### ENTRANCE HALL

UPVC entrance door. Staircase to the first floor. Radiator. Door to the garage.

#### KITCHEN

9' 1" x 6' 11" (2.77m x 2.11m)

Comprising fitted base and wall units, work surfaces, stainless steel sink, tiled floor. Window to the front. Spaces for a cooker and washing machine.

#### LOUNGE/DINER

17' 4" x 9' 11" (5.28m x 3.02m)

Window to the rear. Radiator. Feature fireplace with inset fire. Part-glazed doors to:

#### CONSERVATORY

17' 6" x 7' 5" (5.33m x 2.26m)

A brick base UPVC conservatory.

#### FIRST FLOOR LANDING

Window to the side. Store cupboard.

#### BEDROOM ONE

13' 2" x 8' 3" (4.01m x 2.51m)

Window to the rear. Radiator.

#### BEDROOM TWO

10' 2" x 8' 11" (3.1m x 2.72m)

Window to the rear. Radiator.

#### BEDROOM THREE

8' 3" x 8' 3" (2.51m x 2.51m)

Window to the front. Radiator. Store cupboard.

#### BATHROOM

Comprising a panelled bath with an over-bath shower, low-level W.C., wash-hand basin. Splash-back tiling to the walls. Window to the front. Radiator.

#### INTEGRAL GARAGE

16' x 7' 5" (4.88m x 2.26m)

Up and over front door. Window to the side. Valliant combi gas central heating. Door to the hallway.

#### EXTERNALLY

##### FRONT GARDEN

Laid to lawn with a tarmac driveway and a parking space to the side.

##### SIDE GARDEN





A lawn garden area with shrub borders. A pathway leads alongside the house.

#### REAR GARDEN

A large rear garden area, laid to lawn garden. Provides lots of outside space, ideal for a family or a keen gardener. All enclosed. Attracts plenty of sun.

#### STANDARD CONDITIONS

#### 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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Stoke-on-Trent City Council.

#### COUNCIL TAX BAND B

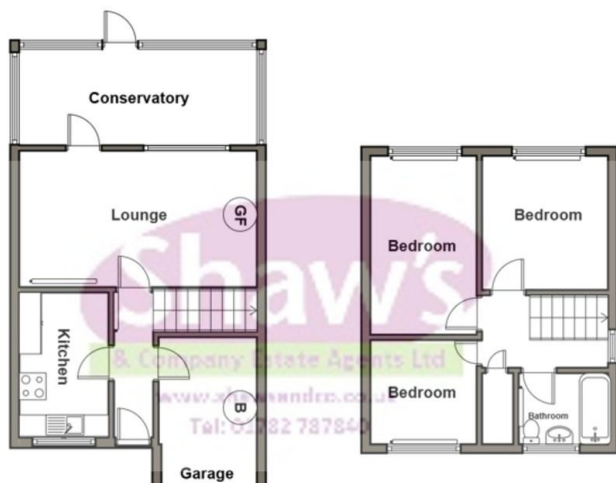
#### EPC RATING (PDF available online)

Current: Potential:

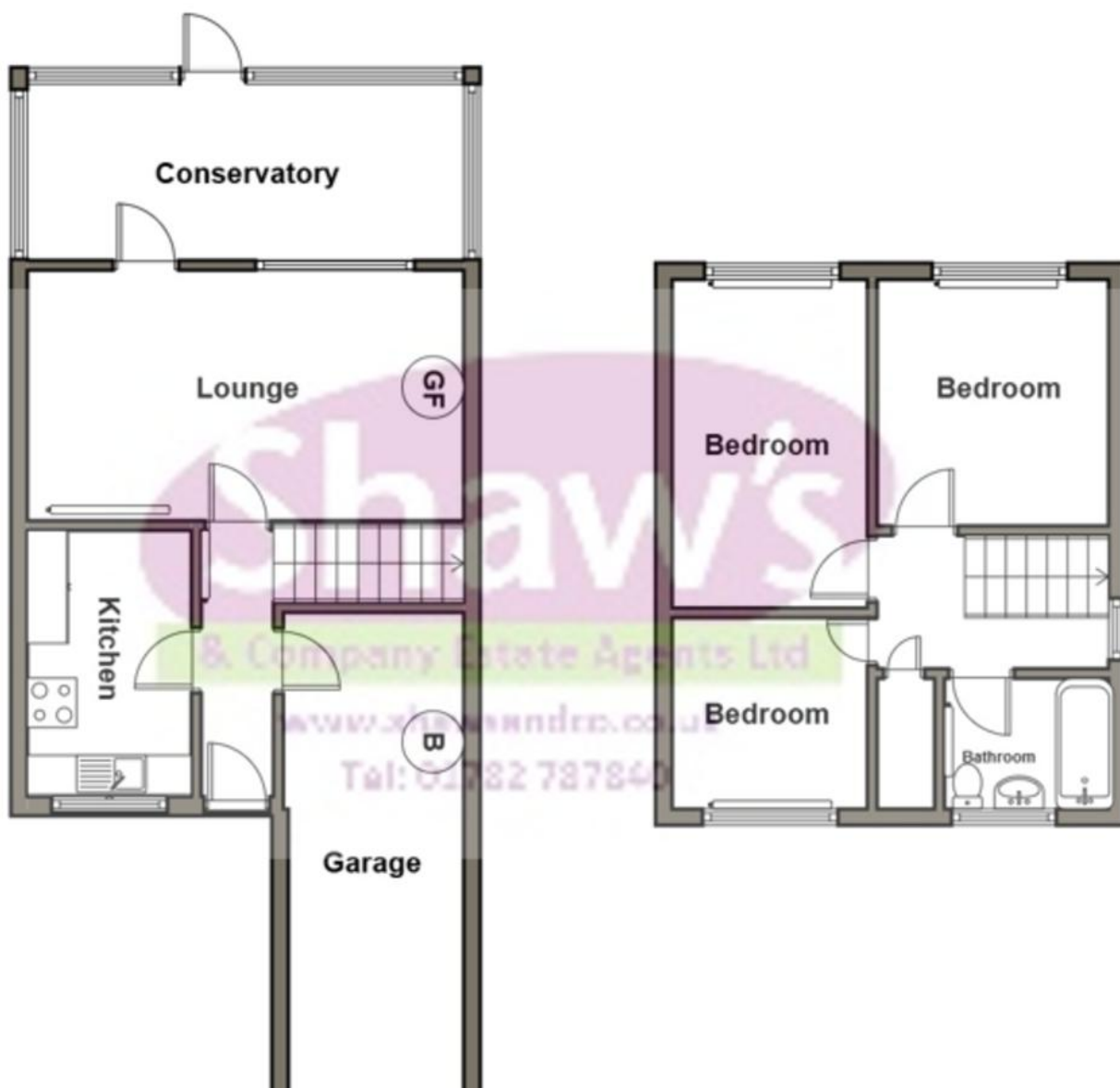












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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.