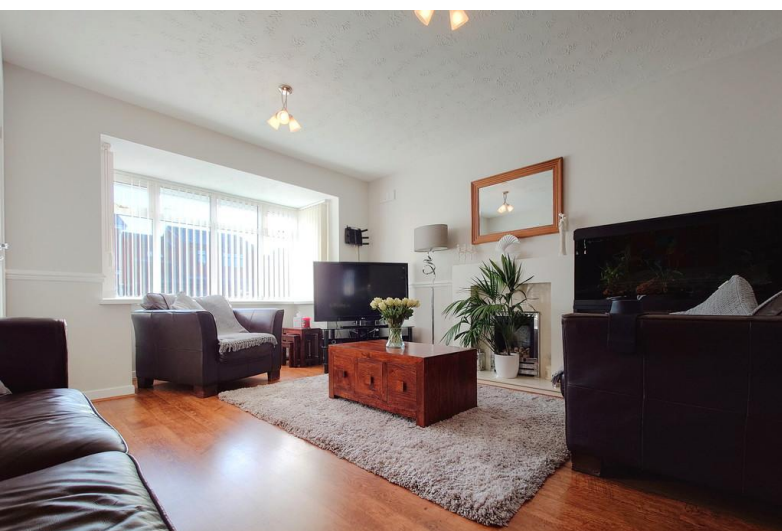


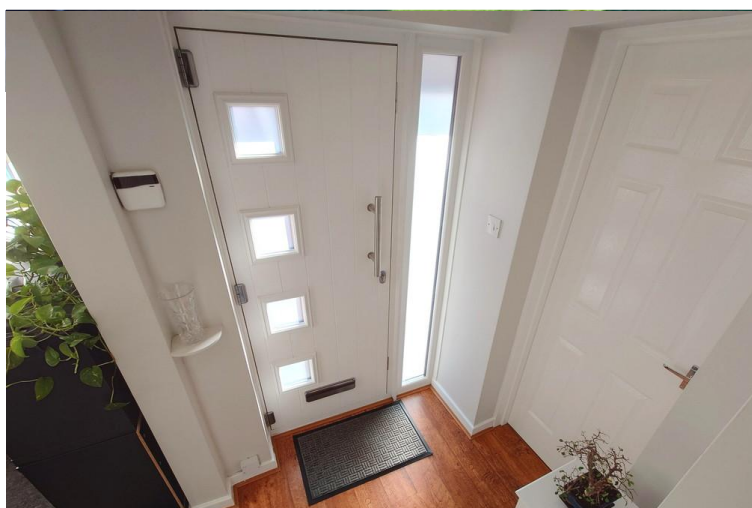


Rossett Grove
Packmoor, ST6 6XJ

- A DETACHED HOUSE
- FOUR BEDROOMS
- IMMACULATE PRESENTATION THROUGHOUT
- LOUNGE, DINING/ FAMILY ROOM
- SPACIOUS OPEN PLAN KITCHEN/ DINER
- DRIVEWAY FOR PARKING
- LOVELY PRIVATE REAR GARDEN
- IDEAL SPOT FOR AMENITIES & LOCAL SCHOOLS

£320,000





Property Description

INTRO

Situated in the most popular estate in Packmoor, Shaw's & Company are proud to market this immaculately presented and spacious detached family residence, sitting on a corner plot and having **FOUR BEDROOMS**, **TWO RECEPTION ROOMS** and an open **KITCHEN/DINING ROOM** overlooking the low maintenance and private rear garden! Downstairs cloaks W.C, and to the first floor a family bathroom and ensuite. A driveway provides parking for several vehicles and the property boasts a lovely open outlook to the rear. UPVC double glazing and gas central heating. A beautiful and versatile home. An ideal location for popular local schools, amenities, and road links across the city. Don't miss this opportunity, contact us today to get your viewings booked!

DIRECTIONS

Please follow Sat Nav with postcode ST6 6XJ. From Newchapel turn right in to Silverstone Crescent, and left in to Rossett Grove. The property can be found on the right hand side, as identified by our for sale sign.





ENTRANCE HALL

4' 8" x 4' 7" (1.42m x 1.4m)

Entered through a composite door. Hive heating controls. Stairs to the first floor. Laminate flooring.

LOUNGE

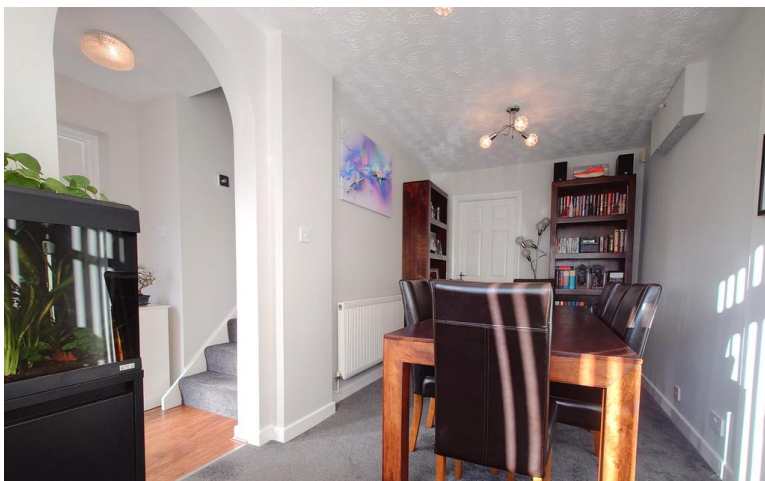
15' 5" x 13' 5" (4.7m x 4.09m)

Bay window to the front. Radiator. Laminate flooring. Dado rail. Gas fire and feature surround.

DINING/ FAMILY ROOM

15' 8" x 7' 9" (4.78m x 2.36m)

Window to the front. Radiator. Electric consumer unit. Alarm panel. Carpeted flooring.



KITCHEN/ DINING ROOM

A spacious well maintained kitchen with defined area for dining. Window and double French doors to the rear garden. A range of wall and base cupboard units with worksurfaces above. Breakfast bar island. Integrated dishwasher. Single drainer sink unit. Electric oven/grill with gas hob and extractor hood over. Space for a tall standing fridge freezer. Splash back tiling. Two radiators with covers.. Door to useful understairs store cupboard/pantry, also having shelving and power points. Space for a tall standing American style fridge/freezer as pictured. Tiled flooring. Two spotlight tracks. Doors to the Family/dining room and:

UTILITY ROOM

7' 5" x 6' 4" (2.26m x 1.93m)

Space for both a washing machine and dryer, with worksurface over. Base cupboard. Worcester condenser boiler, rear external access door. Tiled flooring. Spotlight track. Radiator. Window overlooking the rear garden.



CLOAKS/ W.C

4' 3" x 3' 6" (1.3m x 1.07m)

Window to the side elevation. Low level W.C, wash hand basin with vanity cupboard. Tiled flooring. Tiled walls. Chrome towel radiator.



FIRST FLOOR LANDING

Access to the loft. Cupboard housing the hot water cylinder. Doors to:

BEDROOM ONE

12' 8" x 10' 11" (3.86m x 3.33m)

Window to the front. Built in sliding wardrobes, Door to:



ENSUITE

6' 10" x 4' 9" (2.08m x 1.45m)

Window to the side elevation. Suite comprising: Shower cubicle with electric shower and tiling to cubicle, low level W.C, wash hand basin. Vanity cupboards. Cushion flooring. Dome light fitting.

BEDROOM TWO

10' 9" x 8' 2" (3.28m x 2.49m)

Window to the front, radiator.

BEDROOM THREE

8' 2" x 7' 11" (2.49m x 2.41m)

Window to rear, with pleasant outlook. Radiator.

BEDROOM FOUR

9' 8" x 8' 2" (2.95m x 2.49m)

Window to rear, with pleasant outlook. Radiator.

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m)

Window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Triton electric shower. Amtico flooring. Part tiled walls. Chrome towel radiator.



EXTERNALLY

FRONTAGE

A tarmac drive provides off road parking for several vehicles (3/4). Lawn garden area to the side with shrub borders.

REAR

A paved patio area leads to a lovely flat laid to lawn garden attracting the all daysun! Offering easy low maintenance. Enclosed by fencing. Not overlooked to the rear. External power points. Side gated access through to the front.



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 .



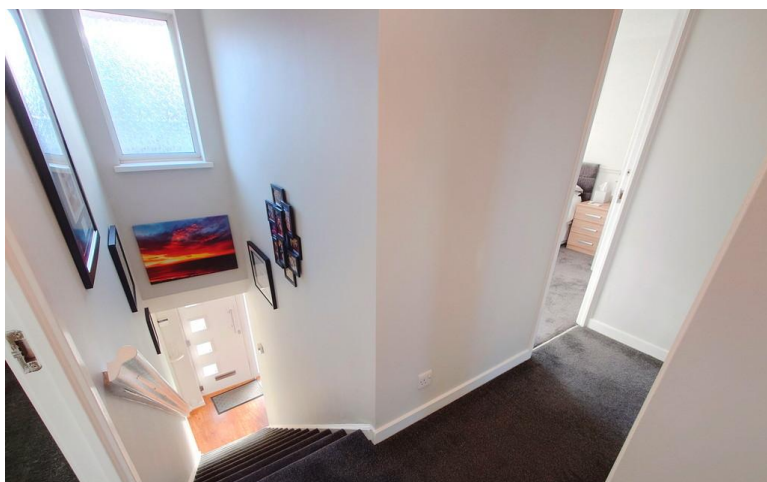
LOCAL AUTHORITY

Stoke on Trent City Council.

COUNCIL TAX BAND C

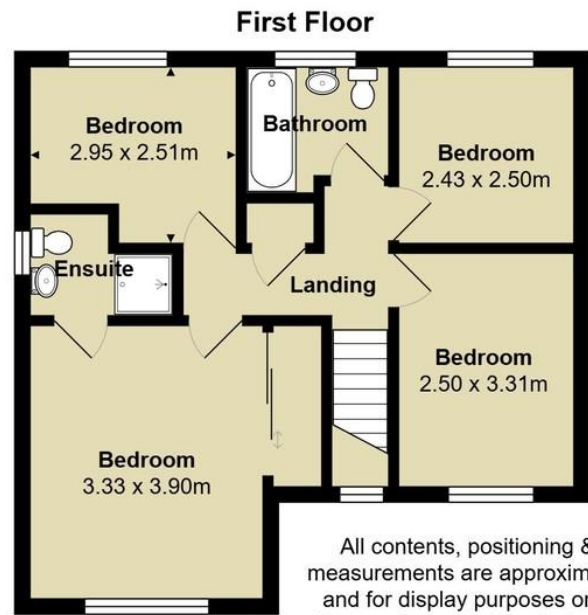
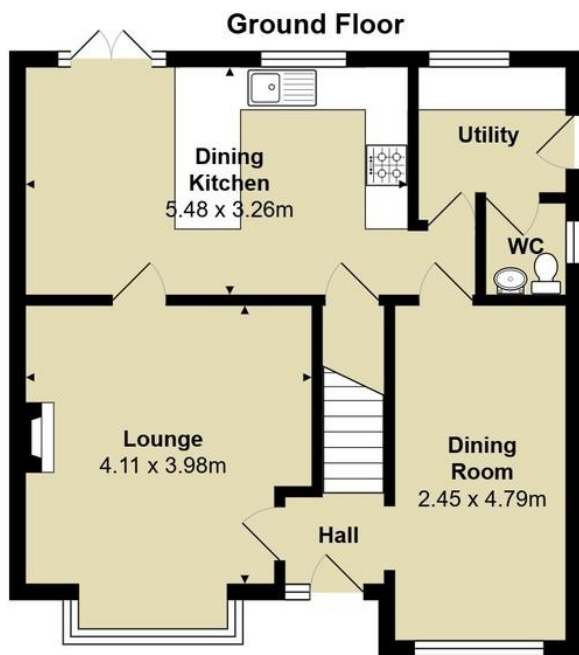
EPC RATING (PDF available online)

Current: 65D Potential: 73C









All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Total Area: 112.9 m²

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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