



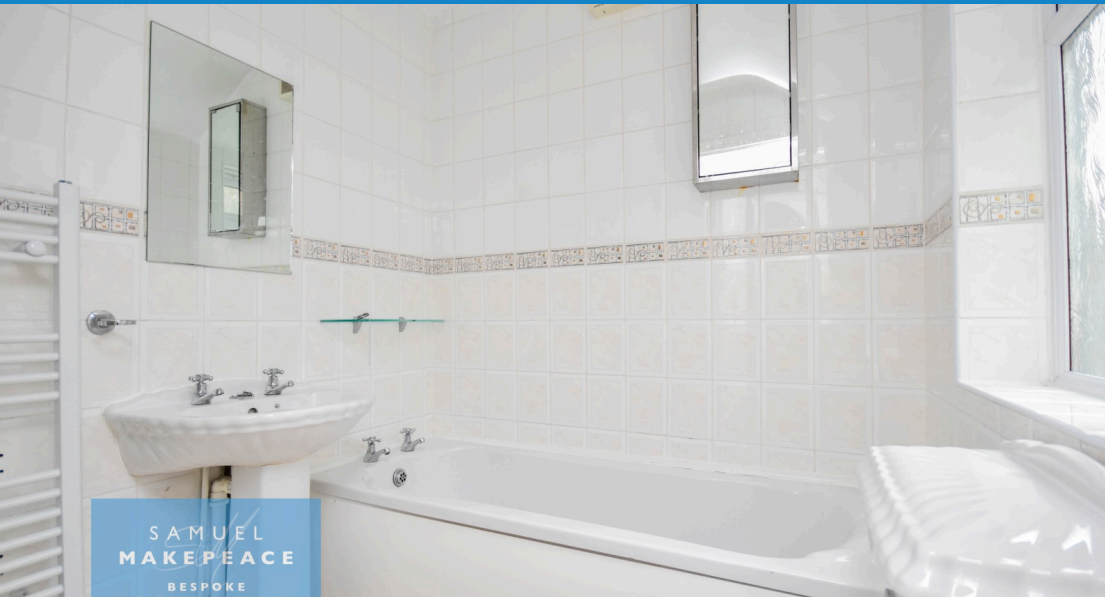
 **2**
Bedrooms

 **1**
Bathroom

 **2**
Receptions



- Lounge with gas fire
- Kitchen Dining Room
- Ground Floor Family Bathroom with Shower
- Two Double Bedrooms
- Nice Garden
- Sought After Location
- Close to Schools and Amenities
- Semi Rural Area
- Available Now
- Contact Samuel Makepeace Bespoke Estate Agents



If you've been searching for a place that feels like *home* from the moment you walk in – this charming two-bedroom terrace on Samuel Street in Packmoor, Stoke on Trent, could be just what you've been waiting for. As you step through the front door, you're welcomed by a **warm and inviting reception room**, complete with a feature **gas fireplace** – perfect for cosy evenings with a good book or catching up with friends over a cuppa. Move through into the **second reception room**, a snug and versatile space ideal for dining, working from home, or unwinding after a long day. Beyond that, you'll find a **modern, fully fitted kitchen** offering plenty of space for your culinary creativity – with room for all your must-have appliances. Tucked away at the rear of the ground floor is the **family bathroom**, fitted with both a **bathtub and overhead shower** – because everyone deserves the option of a relaxing soak *or* a quick morning refresh. Upstairs, there are **two generously sized bedrooms**, filled with natural light. The main bedroom even includes a handy **over-stairs storage cupboard** – ideal for keeping things neat and tidy. Outside, a **gated rear yard** offers privacy and potential – whether you're green-fingered or just want a quiet spot for your morning coffee. Contact Samuel Makepeace Bespoke Estate Agents to book your viewing.

ROOM DETAILS

INTERIOR

GROUND FLOOR

RECEPTION ROOM ONE - Double glazed window to front aspect, radiator, gas fireplace, laminate wood flooring, wood door to front aspect

RECEPTION ROOM TWO - Double glazed window to rear aspect, radiator, laminate wood flooring

KITCHEN - Double glazed window to rear aspect, laminate wood flooring, fitted wall and base cupboards, work surfaces, sink and drainer, cooker space, tiled splashback, fridge freezer space, washing machine space, dishwasher space

BATHROOM - Double glazed window to rear aspect, radiator, bath with shower, low level WC, hand wash basin, LVT flooring, part tiled walls

REAR HALL - Double glazed door to rear aspect, storage cupboard, laminate wood flooring

FIRST FLOOR

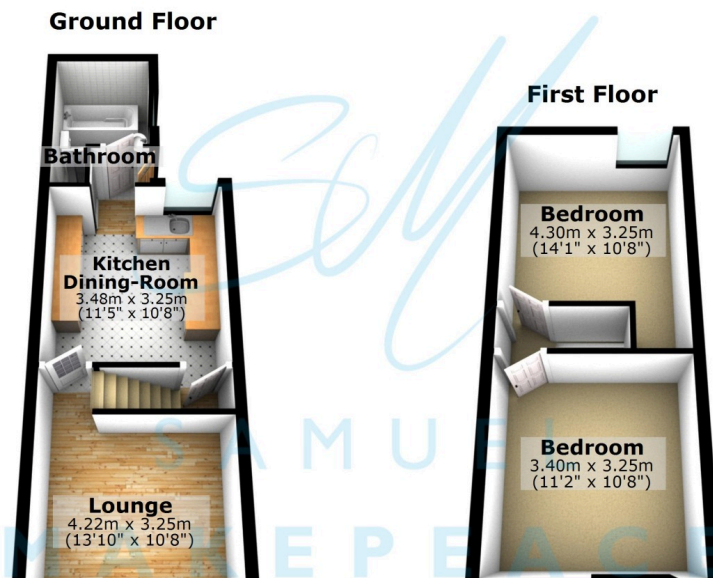
LANDING

BEDROOM ONE - Double glazed window to front aspect, radiator

BEDROOM TWO - Double glazed window to rear aspect, radiator, over stairs cupboard

EXTERIOR

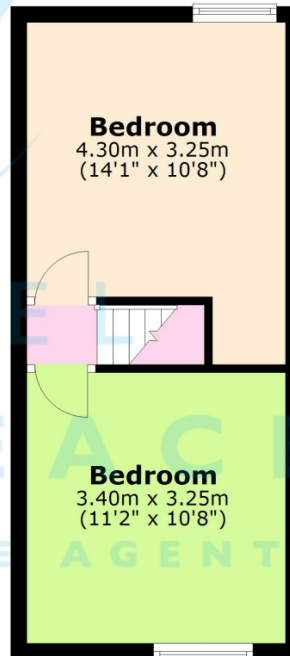
REAR GARDEN - Gated access to rear yard



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Packmoor, Stoke-on-Trent, Staffordshire, ST7

Scan me for more info

