



## 7 Celtic Avenue

Packmoor, ST7 4UE

**Price £280,000**



Here at Carters, we are pleased to be welcoming to the market this beautifully presented three bedroom family home. Situated in the much sought after area of Packmoor and in a pleasant cul-de-sac location, it enjoys fantastic schools, children's parks, local amenities and excellent commuting routes, right on your doorstep. If that wasn't enough there are some idyllic walks with the likes of Mow Cop Castle and Knypersley Reservoir just a short drive away.

This wonderful property provides a fantastic purchase for young and growing families alike, making this a perfect home to move into and enjoy right from day one. On entering the property you are welcomed into the entrance hall with stairs to the first floor and provides access to the ground floor. The spacious lounge/diner is to the front with a feature fireplace, bow window and archway opening into the orangery which provides a great space to entertain family and friends. The modern fitted breakfast/kitchen is to the rear and boasts integral appliances and a free standing range style cooker. Heading up the stairs you will find three good size bedrooms and a modern fitted bathroom to relax and enjoy. Externally is spacious and landscaped, the front is block paved, providing ample off road parking, leading to a garage with a small area housing seasonal plants and shrubs. The rear comprises of an Indian stone patio area with steps leading up to a lawned garden, pergola with a seating area housed with mature shrub borders.

We strongly recommend viewings to avoid any disappointment.  
Call our friendly team to arrange your viewing on 01782 470391.

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## Entrance Hall

Composite double glazed entrance door to the front elevation. Covling to the ceiling. Recess ceiling down lighters. Radiator. Tiled flooring. Stairs to the first floor.

## Living Room/Dining Area

22'8 max x 11'5 max (6.91m max x 3.48m max )

UPVC double glazed box bay window to the front elevation. Feature log burning gas fireplace with hearth and surround. Covling to the ceiling. Radiator. TV point. Archway through to the orangery.

## Orangery

12'8 x 7'9 (3.86m x 2.36m)

UPVC double glazed windows to the sides and rear elevation. UPVC double glazed french patio doors to the side elevation. Recess ceiling down lighters. Radiator. Tiled flooring with underfloor heating.

## Kitchen/Diner

18'1 x 10'0 max (5.51m x 3.05m max )

UPVC double glazed window to the rear elevation. UPVC double glazed sliding patio doors to the rear elevation. A modern selection of wall, drawer and base units. Wooden work surfaces incorporating inset sink with drainer and mixer tap. Free standing range style cooker with a double electric oven, a 7 ring gas hob and an oversized extractor hood. Integrated fridge/freezer, dishwasher, washing machine and wine cooler. Breakfast island with storage and seating area. Recess ceiling down lighters. Part tiled walls. Storage cupboard. Modern vertical radiator. Tiled floor.

## First Floor Landing

UPVC double glazed window to the side elevation. Covling to the ceiling. Recess ceiling down lighters. Loft access. Storage cupboard.

## Bedroom One

9'11 to wardrobes x 9'10 (3.02m to wardrobes x 3.00m)

UPVC double glazed window to the rear elevation. Built in wardrobes, bedside drawers and vanity unit. Covling to the ceiling. Radiator. Television point.

## Bedroom Two

11'3 x 10'11 (3.43m x 3.33m)

UPVC double glazed window to the front elevation. Covling to the ceiling. Radiator. Television point.

## Bedroom Three

7'11 x 7'8 (2.41m x 2.34m)

UPVC double glazed window to the front elevation. Covling to the ceiling. Built in wardrobe with overhead cupboards. Built in desk with book storage. Radiator.

## Family Bathroom

UPVC double glazed window to the rear elevation.

Modern fitted suite comprising of a panelled bath with a wall mounted shower and rainfall shower head. Wall mounted wash hand basin. Recess W/C. Recess ceiling down lighters. Chrome ladder towel rail. Tiled walls.

## Exterior

Externally is spacious and landscaped, the front is block paved providing ample off road parking, leading to a garage with a small area housing seasonal plants and shrubs. The rear comprises of an Indian stone patio area with steps leading up to a lawned garden, pergola with a seating area housed with mature shrub borders.

## Garage

Electric roller door.  
Power and lighting.

## Additional Information

We are led to believe the property is freehold and Council tax band C.

## Services

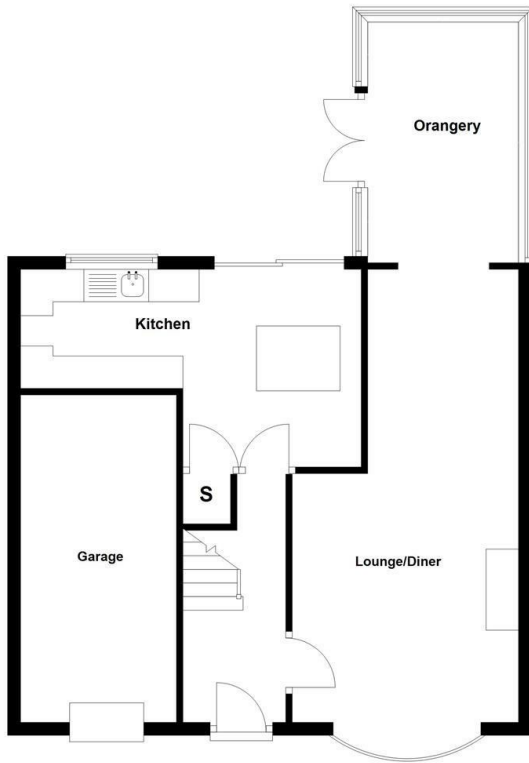
The main services of gas, electric, water and drainage are all connected to the mains.

Broadband Fibre.

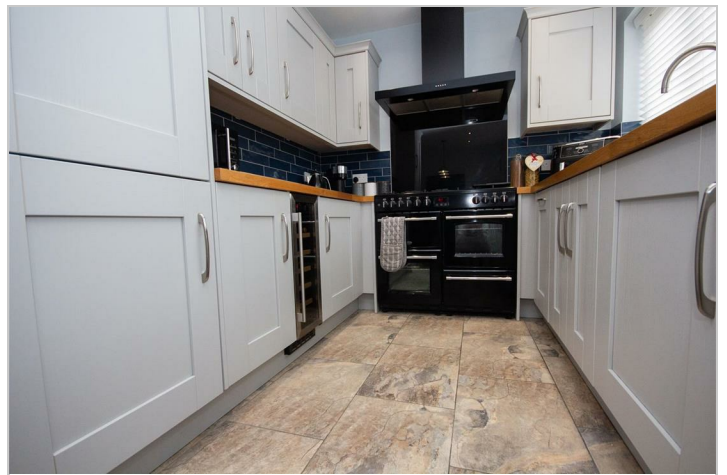
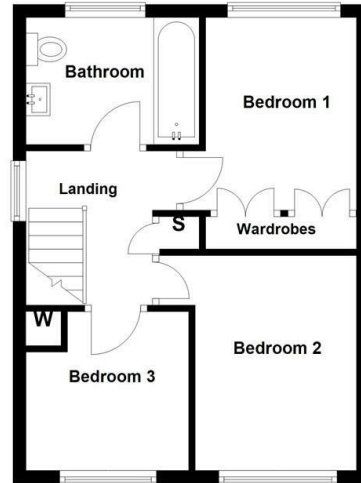
4G Coverage

Please note: services and appliances have not been tested by the agent.

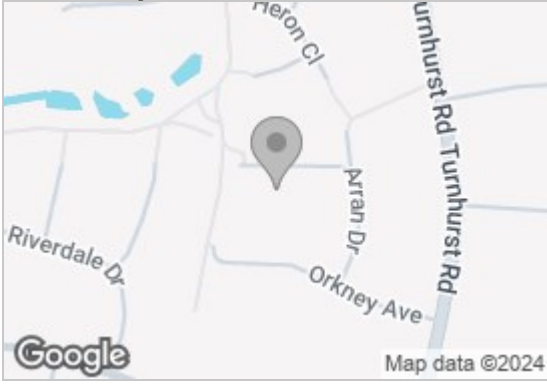
### Ground Floor



### First Floor



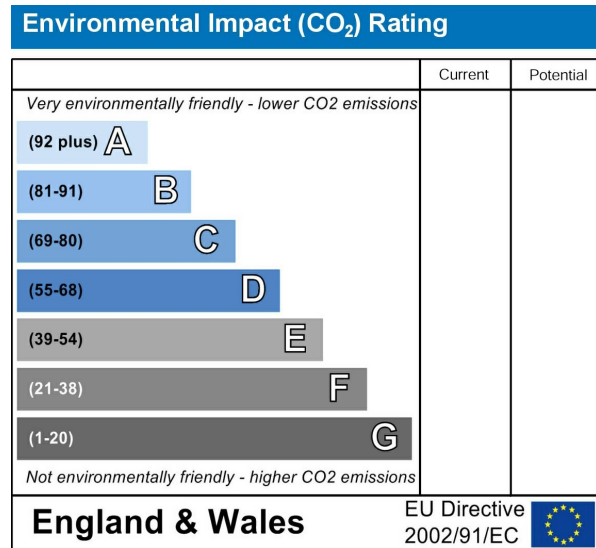
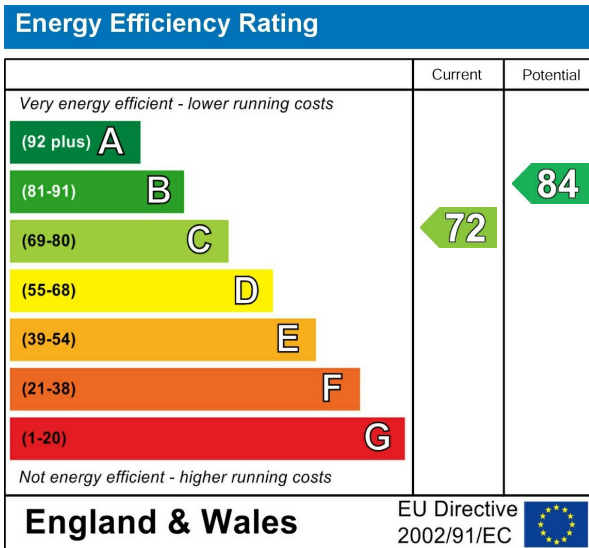
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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