

1 Aries Close, Packmoor, Stoke-On-Trent, Staffs, ST6 6NL



Freehold Offers in excess of £190,000

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented semi detached home situated in this peaceful and quiet cul de sac location in Packmoor. The vendors of this home have gone through it with a fine tooth comb and the end result is something very much desirable. The property is enhanced with Upvc double glazing along with gas central heating and in brief the accommodation comprises of storm porch, entrance hall, lounge, fitted kitchen/dining room, utility area, ground floor bedroom/study, en-suite shower room and to the first floor are three generous bedrooms along with a first floor fully tiled bathroom. Externally the property is situated on a generous corner plot which allows for ample off road parking to the front along with a landscaped tiered rear garden. The location of this property is perfect for access to the A527 along with being near to local shops, schools and amenities. This truly beautiful home should be viewed at a potential purchasers' earliest convenience !

STORM PORCH

With Upvc double glazed side access door, Upvc double glazed panels to sides and front and access leads off to;



ENTRANCE HALL

With composite double glazed frosted front access door, two LED spotlight fittings, panelled radiator, thermostat, power point, stairs to first floor landing and doors lead off to rooms including;



LOUNGE 4.67m x 3.53m (15'4" x 11'7")

With Upvc double glazed bow window to front, pendant light fitting, double panelled radiator, modern grey wood effect laminate flooring, media wall with built in log effect electric fire, Sky Cube connection point (subject to usual transfer regulations), power points, door to under stairs storage cupboard and access leads off to;



FITTED KITCHEN/DINING ROOM 4.39m x 2.51m (14'5" x 8'3")

With two Upvc double glazed windows to rear, Upvc double glazed frosted rear access door, two pendant light fittings, a range of base and wall mounted shaker oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in plasticised sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for freestanding electric cooker, space for American fridge/freezer, built in breakfast bar, double panelled radiator, ceramic tiled flooring, ceramic splashback tiling with decorative mosaic border tile, power points and access off to;



UTILITY

With Upvc double glazed French doors to rear, Upvc double glazed panels to sides and rear, space for condenser dryer, ceramic tiled flooring, round edge work surface and two power points.



BEDROOM FOUR/SITTING ROOM 3.30m x 2.46m (10'10" x 8'1")

With Upvc double glazed window to front, four spotlight fittings, panelled radiator, power points and access leads off to;



EN-SUITE SHOWER ROOM 2.46m x 1.63m (8'1" x 5'4")

With Upvc double glazed frosted window to rear, extractor fan, enclosed LED light fitting, ceramic half wall tiling with decorative border tile, a modern white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, corner glaze shower cubicle with thermostatic direct flow shower, tile effect laminate flooring and modern chrome towel radiator.



FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft space, three spotlight fittings, power point and doors to rooms including;



BEDROOM ONE (FRONT) 4.27m x 2.49m (14'0" x 8'2")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, TV aerial connection point, power points and built in wardrobes providing ample domestic hanging space and storage space etc.



BEDROOM TWO (REAR) 3.07m 2.46m (10'1" 8'1")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



BEDROOM THREE 3.07m reducing to 2.16m x 1.88m (10'1" reducing to 7'1" x 6'2")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and door to built in storage cupboard providing ample domestic shelving and storage space.



FIRST FLOOR LUXURY BATHROOM 1.78m x 1.78m (5'10" x 5'10")

With Upvc double glazed frosted window to rear, four LED spotlight fittings, fully tiled in high glazed marble effect wall ceramics, a built in suite comprising dual flush WC, vanity sink unit with chrome mixer tap above and "P" shaped bath/shower unit with chrome mixer tap and thermostatic shower above, wood effect flooring and modern vertical towel radiator.





FORE GARDEN

Bounded by mature hedges along with garden brick walls and timber fencing, a tarmac driveway provides off road parking for several vehicles, bark chipping to borders and access leads off to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing patio and sitting space, tiered up with artificial grassed area and further Indian stone paved area providing patio and sitting space, tiered up again with plum slate chipping providing ease of maintenance and external cold water supply.



COUNCIL TAX

Band 'B' amount payable to City of Stoke On Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

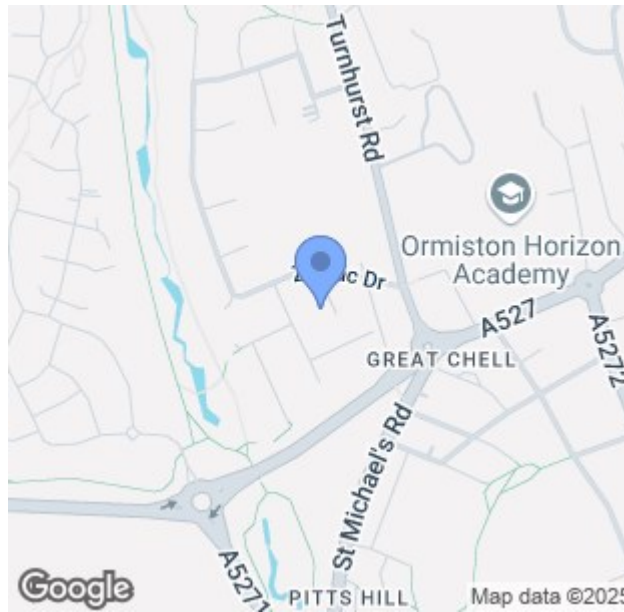
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm



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