



7 Midhurst Close, Packmoor, Stoke-On-Trent, Staffordshire, ST7

Offers In The Region Of £288,000

- Three bedroom detached bungalow
- Garage with electric door
- Nestled on a substantial plot
- Modern kitchen and shower room
- Dual driveways
- Low maintenance rear garden

7 Midhurst Close, Stoke-On-Trent ST7 4QP

This three bedroom detached bungalow is nestled on a substantial plot, having dual driveways, front/rear gardens and a garage. The property boasts a contemporary kitchen and shower room, three well proportioned bedrooms, front and side porch and electric door to the garage.

You're welcomed into the property via the front porch, then into the hallway. Bedroom one and two are both located to the front of the property and have bay fronted windows and fitted wardrobes. The breakfast kitchen has a good range of navy blue units fitted to the base and eye level, breakfast bar, composite sink with drainer, four ring gas hob, angled extractor, electric fan assisted oven, space for a free standing fridge/freezer, tiled splash backs and access to the side porch.

The living room has ample space for living furniture and bay window to the rear. The shower room is located to the rear of the property and incorporates a double shower enclosure, with chrome shower, hand held showers, vanity sink unit, storage and built in WC.



Council Tax Band: C



Entrance Porch

Being of UPVC double glazed construction with door to the side elevation. -
Size : -

Entrance Hallway

Providing immediate access to all rooms. - Size : -

Lounge

13'5" x 12'3"

UPVC double glazed bay window to the rear elevation, oak style flooring,
radiator. - Size : - 13' 5" x 12' 3" (4.09m x 3.73m)

Kitchen

11'5" x 9'11"

Door to the side porch, electric plinth heater, wood style flooring, range of
fitted units to the base and eye level, breakfast bar, integral oven and gas hob
with extractor above, sink unit with drainer, space for free standing
fridge/freezer. - Size : - 11' 5" x 9' 11" (3.48m x 3.02m)

Bedroom One

12'3" x 12'1"

UPVC double glazed bay window to the front elevation, fitted wardrobes and
dresser, radiator. - Size : - 12' 3" x 12' 1" (3.73m x 3.68m)

Bedroom Two

11'5" x 10'11"

UPVC double glazed bay window to the front elevation, fitted wardrobe,
radiator. - Size : - 11' 5" x 10' 11" (3.48m x 3.33m)

Bedroom Three

8'10" x 7'11"

UPVC double glazed window to the rear elevation, radiator. - Size : - 8' 10" x 7'
11" (2.70m x 2.41m)

Shower Room

8'10" x 7'11"

Lower level WC, vanity wash hand basin, walk in double shower cubicle
incorporating waterfall shower and two hand-held showers, UPVC double
glazed window to the rear elevation, radiator. - Size : - 8' 10" x 7' 11" (2.70m x
2.41m)

Outside

Dual access driveway providing off road parking with low maintenance gardens,
walled boundary, iron gated access, area laid to lawns.

To the side, gated access to a paved driveway and to the rear an enclosed
garden laid to paving and fenced boundary. - Size : -

Garage

15'4" x 9'3"

Electric roller door, power and light connected. - Size : - 15' 4" x 9' 3" (4.68m x
2.82m)

Additional Workspace Storage

9'3" x 7'3"

- Size : - 9' 3" x 7' 3" (2.82m x 2.21m)

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

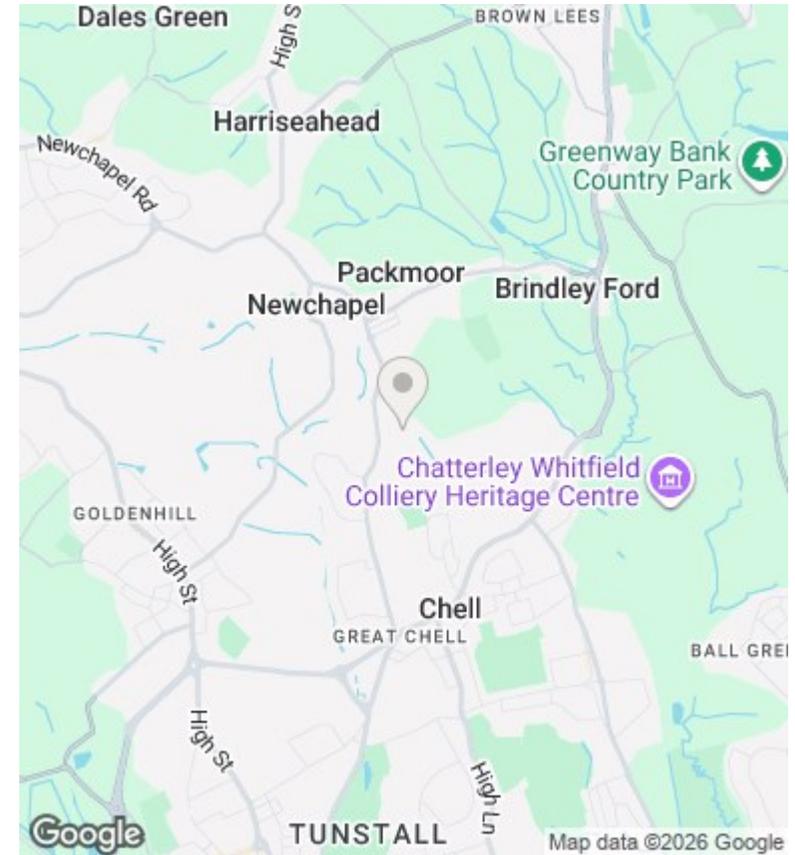




GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency class. We reserve the right to amend this plan without notice.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	