

Shaw's & Company Estate Agents Ltd

Landrake Grove

Packmoor, ST6 6XE

- A DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED & UPDATED
- NO CHAIN
- REFURBISHED & UPDATED
- HALL, BAY WINDOW LOUNGE
- NEWLY INSTALLED KITCHEN
- UPDATED ENSUITE & BATHROOM
- THREE DOUBLE BEDROOMS

£295,000











Property Description

INTRO

A beautifully presented updated stunning detached residence with no chain, which must be viewed to be fully appreciated, comprising, hallway, a bay window lounge, a dining room, a UPVC dwarf wall conservatory with access to the garden, a well appointed newly installed kitchen with integrated appliances. Upon the first floor are three double bedrooms, a newly fitted ensuite and bathroom all in white and bright. New carpets & decor, replastering, electrical work A new central heating system all installed in 2026. UPVC double glazing. Externally a good sized plot with a driveway, front garden area. A pleasant re garden area all enclosed attracting the sun. A lovely cul de sac location. Not one to be missed! Viewing essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 6XE. On entering the Cul De Sac the property can be found on the left hand side, as identified by our for sale sign.









ENTRANCE HALL
Entered through a UPVC door. Internal door to:

LOUNGE
15' 2" x 10' 4" (4.62m x 3.15m)
Bay window to the front elevation. Coving to the ceiling, laminate flooring, radiator.

INNER HALLWAY
With a turn and flight staircase to the first floor with a window. Door to;

CLOAKS/W.C
Comprising a low level W.C wash hand basin and vanity cabinet, radiator.

DINING ROOM
10' 6" x 8' 4" (3.2m x 2.54m)
Coving to the ceiling, laminate flooring, radiator. French doors to:

CONSERVATORY
9' 10" x 9' (3m x 2.74m)
Dwarf wall construction, UPVC windows and door. Tiled floor, radiator.

KITCHEN
8' 10" x 8' 2" (2.69m x 2.49m)
Window to the rear elevation. A newly installed kitchen comprising: a range of wall and base units, single drainer sink unit, worksurface. Built in oven microwave and hob with extractor over. Recently installed wall mounted Ideal Combi gas central heating boiler. Laminate flooring, spotlights to the ceiling.

FIRST FLOOR LANDING
Window to the side elevation, store cupboard. Doors to:

BEDROOM ONE
11' 3" x 8' 1" (3.43m x 2.46m)
Window to the rear elevation. Extensive range of fitted wardrobes providing lots of cupboard and draw space, radiator. Door to:

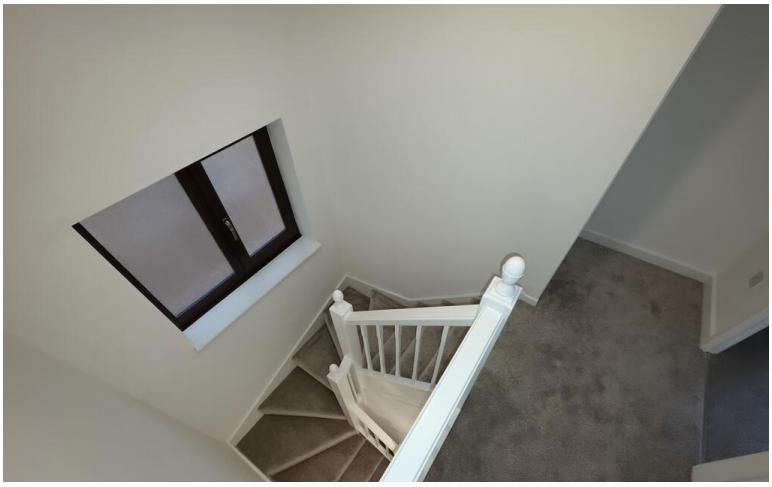
ENSUITE
Window to the rear elevation. Updated suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling, recessed spotlights to the ceiling, laminate flooring, radiator.

BEDROOM TWO
10 ' 10" x 10' 10" (3.3m x 3.3m)
Window to the front elevation, radiator.









BEDROOM THREE
8' 11" x 8' 9" (2.72m x 2.67m)
Window to the front elevation, radiator.

BATHROOM
7' 7" x 5' 4" (2.31m x 1.63m)
Window to the rear elevation. Newly installed suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling, recessed spotlights to the ceiling, laminate flooring, radiator.

EXTERNALLY
UPVC facia and soffits and guttering.

FRONTAGE
Landscaped garden area with shrub borders. A driveway provides off road parking. Access to the rear from both sides of the property.

REAR
Attracting the afternoon sun is a good sized landscaped garden. Patio area and a further area laid to lawn.

INTEGRAL GARAGE
16' 0" x 8' 8 max" (4.88m x 2.64m)
Up and over front door. Updated electrical consumer unit.

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 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: Potential:












ideal
INSTINCT















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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 are 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