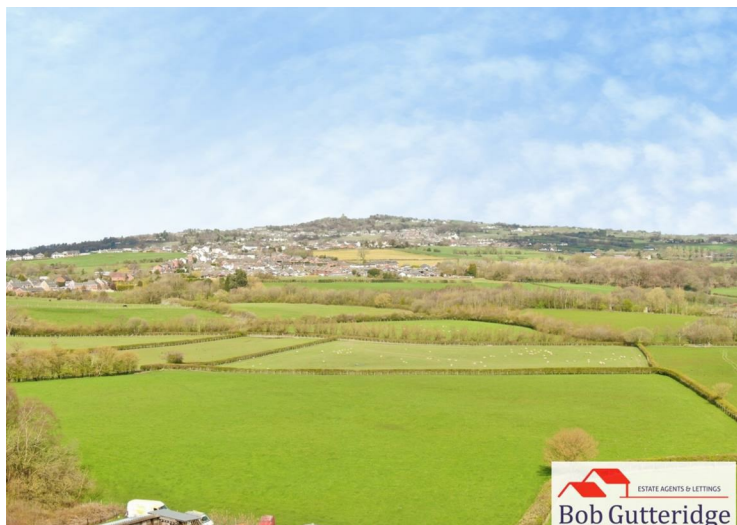


## 534 Turnhurst Road, Packmoor, Stoke-On-Trent, ST7 4QB



**Freehold £239,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable bay fronted detached home situated in this ever popular and highly regarded Packmoor location which provides ease of access to local shops, schools, doctor and amenities as well offering ease of access to local countryside and walks. This home as you would expect offers the modern day comforts of Upvc double glazing along with gas central heating and the desirable living arrangement comprises of open plan fitted kitchen/dining room, inner hallway, spacious lounge, two double bedrooms and a fully tiled bathroom. Externally the property offers gardens to both front and rear along with access via a shared driveway to off road parking and a detached brick garage. Viewing of this delightful bungalow is considered a must. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### **OPEN PLAN FITTED KITCHEN / DINING ROOM 3.78m x 3.40m (12'5" x 11'2")**

With Upvc double glazed frosted side access door, Upvc double glazed window to rear with inset leaded pattern, light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge marble effect work surfaces incorporating a resin one and a half bowl sink unit with chrome mixer tap above, space for freestanding gas cooker with extractor hood above, space for fridge/freezer, plumbing for automatic washing machine, fully tiled walls, vinyl cushion flooring, power points and a Vaillant gas boiler providing the domestic hot water and central heating.



### **INNER HALLWAY**

With pendant light fitting, access to loft space, smoke alarm, built-in double storage cupboard providing ample shelving and storage space, additional single storage cupboard and doors leading off to rooms including;

**LOUNGE 4.60m x 3.43m (15'1" x 11'3")**

With aluminium double glazed sliding patio door to rear, coving to ceiling, three lamp light fitting, feature fire surround with coal effect electric fire (gas connection capped off to the side of the fireplace), TV aerial connection point, Lila connect connection point (subject to usual transfer regulations), panelled radiator, and power points.



**BEDROOM ONE 4.22m into bay x 3.48m (13'10" into bay x 11'5")**

With Upvc double glazed bay window to front with inset leaded pattern, coving to ceiling, pendant light fitting, panelled radiator, and power points.



**BEDROOM TWO 3.43m x 2.77m (11'3" x 9'1")**

With Upvc double glazed bay window to front with inset leaded pattern, coving to ceiling, pendant light fitting, panelled radiator, and power points.



**FULLY TILED BATHROOM 2.77m x 2.01m (9'1" x 6'7")**

With Upvc double glazed frosted window to side with inset leaded pattern, pendant light fitting, extractor fan, fully tiled walls with decorative border tile, a white suite comprising low level WC, pedestal sink unit, panelled bath unit with Victorian style mixer tap with shower attachment, Mira Sport electric shower, modern grey wood effect vinyl cushion flooring, panelled radiator, and door to built-in airing cupboard housing the copper hot water cylinder and providing additional storage space.



EXTERNALLY



**FORE GARDEN**

Bounded by garden brick walls along with timber fencing, a lawn section with mature shrubs to borders, paved pathway with gravelled borders and a timber gate provides access to;



**SIDE ACCESS**

With a shared tarmac driveway providing access to the side of the property along with timber fencing and access leads off to;



**ENCLOSED REAR GARDEN**

Bounded by timber fencing, a paved area provides ample domestic patio and sitting space, lawn section with mature shrubs to borders, external lighting and a timber gate provides access to;



**OFF ROAD PARKING**

With a tarmac driveway providing off road parking along with access to;



**BRICK GARAGE 4.19m x 2.49m (13'9" x 8'2")**

With up and over door, glazed window to side, access door, power supply connected, cold water feed connected, and ample domestic external storage space.



## **COUNCIL TAX**

Band 'C' 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.

534, Turnhurst Road, Stoke-On-Trent, Packmoor, ST7 4QB, GB



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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ESTATE AGENTS & LETTINGS



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

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



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