

Shaw's
& Company Estate Agents Ltd

Silverstone Crescent

Packmoor, ST6 6XP

- NEW BUILD DETACHED RESIDENCE
- HIGH SPECIFICATION
- NEARING COMPLETION
- SPACIOUS ACCOMMODATION
- OPEN PLAN KITCHEN/DINING ROOM
- 4 BEDROOMS, 2 ENSUITES & FAMILY BATHROOM
- GOOD SIZED PLOTS
- CONVENIENT LOCATION

£415,000











Property Description

INTRO

Shaw's & Co are delighted to offer For Sale Plot 2 - A spacious stunning new build detached residence of approx 129 SQM with a high specification throughout which must be viewed to be fully appreciated comprising a spacious hallway, cloaks/w.c, boot room, lounge, an open plan spacious kitchen/dining room inc appliances, 4 spacious bedrooms, a family bathroom, two ensuites. All high spec throughout which must be seen to be fully appreciated! Externally a good sized corner plot with gardens to the front side and rear. UPVC double glazing, composite entrance door. Ceramic tiled floors, under floor heating to the ground floor, gas radiators to the first floor. An attached garage. (the property is within easy access to great road links, rail links and plenty of walkways, cycle paths etc. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 6XP. Turn off the Tunstall Northern Bypass and in to Turnhurst Road. The development can be found on the left hand side, as









identified by our for sale sign.

ENTRANCE HALL
22' x 8' 9" (6.71m x 2.67m)
Entered through a composite door. Underfloor heating, ceramic tiled floor.

COAT/STORE AREA

CLOAKROOM
Low level W.C, wash hand basin, ceramic tiled floor.

LOUNGE
14' 10" x 12' (4.52m x 3.66m)
Window to the front elevation. Underfloor heating.

KITCHEN/DINER/FAMILY ROOM
24' x 24' (7.32m x 7.32m)
Window to the side and rear elevations. A range of wall and base units, inset single drainer sink, granite worksurface and splash back. Breakfast bar. Built in oven and hob with extractor over. Integrated microwave and dishwasher. Ceramic tiled floor. Fi folding doors lead to the garden.

FIRST FLOOR LANDING
Doors to:

BEDROOMONE
11' 9" x 9' 10" (3.58m x 3m)
Window to the rear elevation, radiator. Door to:

ENSUITE
Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin, radiator.

BEDROOM TWO
11' 10" x 11' 2" (3.61m x 3.4m)
Window to the front elevation, radiator. Door to:

ENSUITE
Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin, radiator.

BEDROOM THREE
16' 11" x 10' (5.16m x 3.05m)
Window to the front elevation, radiator.

BEDROOM FOUR
11' 10" x 8' 8" (3.61m x 2.64m)
Window to the rear elevation, radiator.

FAMILY BATHROOM









Window to the side elevation. Luxury suite comprising: panelled bath, low level W.C, wash hand basin. Ceramic tiled walls and floor, radiator.

EXTERNALLY

FRONTAGE

GARAGE

REAR

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

EPC RATING (PDF available online)



Current: Potential:

7 PLOTS AVAILABLE!
7 PROPERTIES IN TOTAL FOR SALE:

(2x 3 BEDROOM SEMI DETACHED HOUSES)

(5x 4 BEDROOM DETACHED HOUSES)

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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