

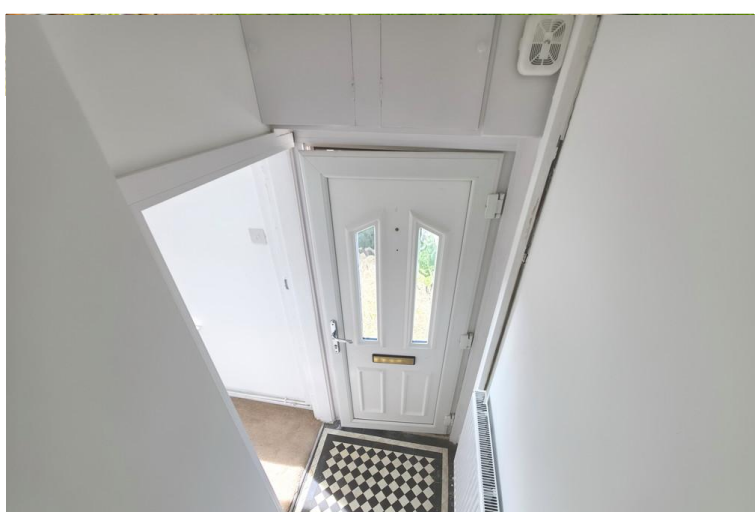


**Scragg Street**  
**Packmoor, ST7 4QJ**

- AN END TOWN HOUSE
- FOUR BEDROOMS
- NO CHAIN
- STUNNING REAR OUTLOOK
- KITCHEN, GROUND FLOOR BATHROOM, SEPARATE W.C
- INTEGRAL GARAGE
- DRIVEWAY, PRIVATE REAR GARDEN
- FURTHER POTENTIAL TO UPDATE & IMPROVE

**£169,950**





## Property Description

### INTRO

New on the market, having FOUR BEDROOMS and with NO CHAIN! Here we have a deceptively spacious end town house with further potential to put on your own stamp, set in a convenient, yet tucked away spot and having a glorious open field outlook to the rear. Having a driveway to the front, a nicely private and enclosed rear lawned garden, and with an integral garage! Comprising hall, lounge, kitchen, ground floor bathroom and separate w.c and storage area. To the first floor are the four bedrooms. UPVC double glazing and gas central heating, with all new radiators fitted throughout. Updated electrical consumer unit. Contact us today to register your get your viewing booked immediately!

### DIRECTIONS

Please use postcode ST7 4QJ for Sat Nav/ Google Maps. From Turnhurst Road, turn into Scragg Street where the property can be found on the left hand side (No For Sale sign).





## ACCOMMODATION

### ENTRANCE HALL

UPVC front access door. Staircase to the first floor. Radiator. Cupboards concealing meters and updated electric consumer unit.

### LOUNGE

13' 4" x 12' 2" (4.06m x 3.71m)

Window to the front, radiator. Door to useful understairs storage cupboard, also having shelving. Coving to the ceiling.



### KITCHEN

9' 11" x 7' 4" (3.02m x 2.24m)

Comprising a range of base and wall mounted cupboard units with worksurfaces. Single drainer sink unit. Splash back tiling. Window to the rear. Free standing electric oven/ grill with gas hob. Cushion flooring. Space and plumbing for washing machine. Glow worm condenser boiler head unit. Radiator.

### BATHROOM

8' 1" x 4' 4" (2.46m x 1.32m)

A panelled bath with electric overbite shower. Cushion flooring. Wash hand basin with vanity unit below. Radiator. Panelled walls. Frosted window to the rear. Useful storage cupboard, also having immersion cylinder tank.



### HALL

Door to useful storage cupboard. Doors to the cloaks and the garage.

### CLOAKS/ W.C

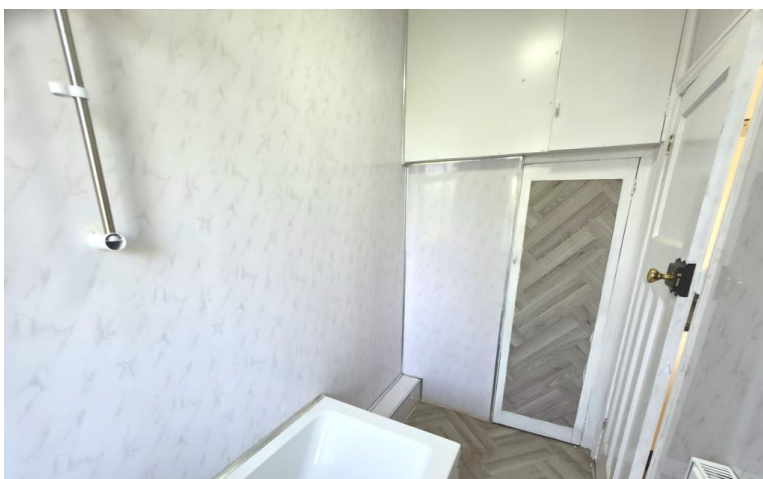
4' 4" x 2' 6" (1.32m x 0.76m)

Low level W.C. Cushion flooring. Small window to the rear.

### INTEGRAL GARAGE

19' 1" x 7' 10" (5.82m x 2.39m)

Up and over door. Door to the rear garden.



### FIRST FLOOR LANDING

#### BEDROOM ONE

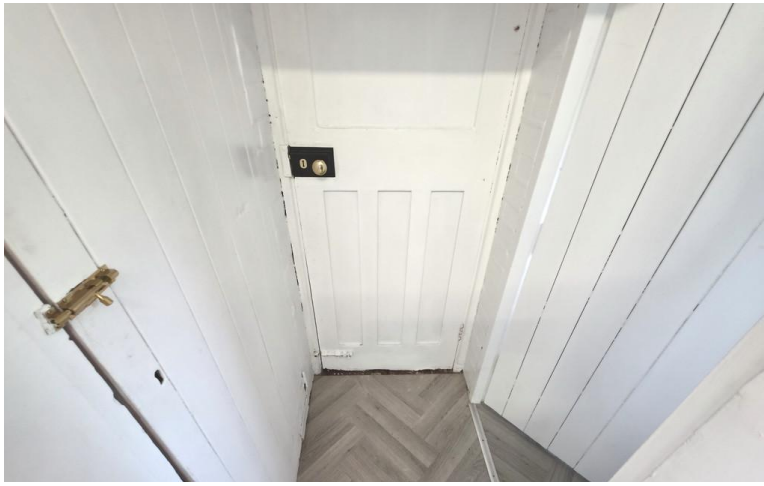
18' x 7' 8" (5.49m x 2.34m)

Two windows to the front and the rear, with the lovely open rear outlook. Radiator.

#### BEDROOM TWO

15' 7" reducing to 12' 3" x 11' 2" (4.75m x 3.4m)

Window to the front, radiator.



#### BEDROOM THREE

12' 1" x 8' 10" (3.68m x 2.69m)

Window to the rear with a stunning view, radiator.

#### BEDROOM FOUR

7' 10" x 6' 5" (2.39m x 1.96m)

Window to the rear with a stunning view, radiator.

#### EXTERNALLY

#### FRONT/ DRIVEWAY

Paved and concrete front driveway. Enclosed with wall and raised gravelled area with shrub borders.



#### REAR GARDEN

A paved patio area, with a nice sized laid to lawn garden, being nicely enclosed and with hedgerow borders.

#### 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](mailto: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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY  
Stoke on Trent City Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)  
Current: 61D Potential: 84B





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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