



**Selbourne Drive**  
**Packmoor, ST6 6PR**

- A DETACHED BUNGALOW
- TWO BEDROOMS
- NO CHAIN
- BEAUTIFULLY PRESENTED
- READY TO MOVE STRAIGHT INTO
- KITCHEN, BATHROOM
- GOOD SIZED DRIVEWAY
- STUNNING LOW MAINTENANCE GARDENS

**£215,000**





## Property Description

### INTRO

At incredible value for money, this **STUNNING DETACHED BUNGALOW** set in this lovely popular location of Packmoor, isn't an opportunity you are going to want to miss! Boasting a gorgeous presentation throughout, and **AVAILABLE WITH NO CHAIN** - The property comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom. Freshly decorated and with new flooring fitted throughout. A block paved driveway to the front, which leads along the side, and to the rear is a beautifully kept, low maintenance sun trap of a rear garden! UPVC double glazing and gas central heating from a modernised Glow Worm gas combi boiler. Ideal location to nearby amenities and road links across the city, with lovely nature walks of Packmoor being close. You'll have to be quick to contact us for your viewing, we know this will be hugely popular and will be snapped up by the discerning buyer!



#### DIRECTIONS

Please use postcode ST6 6PR for Sat Nav/ Google Maps. Upon entering Packmoor, from the Chell roundabout. Turn right into Selbourne Drive, follow the road round, where the property can be found on the right hand side as identified by our For Sale sign.

#### ACCOMMODATION

##### ENTRANCE HALL

11' 2" x 4' 0" (3.4m x 1.22m)

Composite front entrance door. Radiator. Access to the loft via hatch. Door to useful storage area, with shelving, and also having modernised Glow Worm gas boiler.



##### KITCHEN

13' 4" x 5' 2" (4.06m x 1.57m)

Comprising base and wall mounted cupboard units with work surface and splash back tiling. Space for a tall standing fridge freezer, and space and plumbing for a washing machine. Electric oven/grill with induction hob, and fitted extractor hood above. Single drainer sink unit. Window to the front. Radiator. Cushion flooring. Spotlights to the ceiling.

##### LOUNGE

12' 3" x 11' 8" (3.73m x 3.56m)

Window to the front with newly fitted blinds, radiator. Electric fire and surround.



##### BATHROOM

6' 11" x 5' 6" (2.11m x 1.68m)

A fitted suite with panelled bath and overbath electric shower and shower screen. Fully tiled walls and flooring. Frosted window to the side. Radiator. Low level W.C and pedestal wash hand basin. Extractor fan.

##### BEDROOM ONE

9' 9" x 9' 5" (2.97m x 2.87m)

Window to the rear, radiator. Fitted wardrobes.



##### BEDROOM TWO

9' 9" x 6' 11" (2.97m x 2.11m)

Window to the rear, radiator.

#### EXTERNALLY

##### FRONT GARDEN & DRIVEWAY

A block paved driveway leads alongside the property with parking available for multiple vehicles. Enclosed by walls. A front attractive garden area being paved and with shrubs. Wrought iron gate leads to the side/ rear.



#### REAR GARDEN

A gorgeous low maintenance rear paved garden, attracting the all day sun. Shrub borders, and newly fitted fencing to both sides. Nicely enclosed. Timber shed.

#### 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: Potential:





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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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 and 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