



Lordshire Place
Packmoor, ST7 4QD

- SEMI DETACHED HOUSE
- WITH NO CHAIN
- OPEN VIEWS & COUNTRYSIDE TO REAR
- BREAKFAST KITCHEN, UTILITY/FORMER GARAGE
- SPACIOUS LOUNGE TO REAR
- THREE BEDROOMS, SHOWER ROOM
- UPVC D/G, GCH
- CONVENIENT LOCATION

£180,000





Property Description

INTRO

A semi detached house located within a popular location with no chain, comprising hall, breakfast kitchen, a full width lounge with a door to the garden and a bay window over looking the landscaped garden, a utility area (former garage) three bedrooms, a first floor shower room. Externally a driveway, paved frontage, a low maintenance rear garden area with open fields, views & countryside to the rear of the property. UPVC double glazing & gas central heating. The property is located with easy access to all amenities, facilities & road links to the A500/M6 network. Viewing imperative. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4QD. Proceed along Lordshire Place and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH

Entered through a UPVC door. Door to:





KITCHEN

11' 1" x 9' 6" (3.38m x 2.9m)

Window to the front elevation. A range of wall and base units, single drainer sink unit, worksurface. Splash back tiling to the walls, tiled floor. Staircase to the first floor.

LOUNGE

17' 4" x 9' 11" (5.28m x 3.02m)

Walk in bay window to the rear elevation. Feature fireplace, radiator. French doors to the garden.

FIRST FLOOR LANDING

Window to the side elevation. Doors to:

BEDROOM ONE

13' 2" x 8' 5" (4.01m x 2.57m)

Window to the rear elevation with far reaching views, radiator.

BEDROOM TWO

10' 2" x 9' 1" (3.1m x 2.77m)

Window to the rear elevation with far reaching views, radiator.

BEDROOM THREE

8' 3" x 8' 1" (2.51m x 2.46m)

Window to the front elevation. Recess with wardrobes, radiator.

SHOWER ROOM

Window to the front elevation. Suite comprising: shower cubicle, low level W.C, wash hand basin. Splash back tiling and UPVC ceiling, radiator.

UTILITY ROOM

16' x 8' 1" (4.88m x 2.46m)

Former integral garage. Split in to two rooms for storage.

EXTERNALLY

FRONTAGE

Block paved drive provides off road parking and Indian stone paved area.

REAR

Overlooking fields is a landscaped garden. Laid to lawn with shrub borders, patio area.

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

Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:







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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