



ESTATE AGENTS

... the key to a successful move



Moorhen Way, Packmoor, Stoke-On-Trent, ST7 4GY

**Offers in the
region of
£235,000**

- * Excellent Family Home
- * Popular Residential Location
- * Excellent Commuting Routes
- * Ample Parking

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A well presented contemporary family home with three double bedrooms arranged over three spacious floors, occupying a pleasant position on the ever-popular Moorhen Way in Packmoor. To the ground floor is an entrance hall leads through to a modern kitchen, generous lounge featuring french doors opening directly onto gardens, a downstairs cloakroom completes the rooms on this floor. To the first floor are two good sized double bedrooms, one benefitting from fitted wardrobes and a en-suite shower room, this floor also accommodates a family bathroom. On the second floor the master bedroom can be found alongside a dressing room and ensuite shower room. The property is well positioned for a range of local amenities and excellent commuter links to Tunstall, Kidsgrove, Newcastle-under-Lyme and the A500.

ENTRANCE HALL

Ceiling light point, radiator, stairs to the first floor, uPVC exterior door



KITCHEN 10'5" x 7'6" (3.2m x 2.3m)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, four burner gas hob and extractor hood, one and a half bowl sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Ceiling light point, radiator, tiled flooring, part wall tiled, uPVC double glazed window.



LOUNGE/DINER 15'8" x 14'9" (4.8m x 4.5m)

Feature fire surround housing a pebble effect fire, coving to the ceiling, radiator, ceiling light point, uPVC double glazed window with rear aspect, uPVC double glazed french doors to outside.



CLOAKS 6'2" x 2'11" (1.9m x 0.9m)

Fitted with a white two piece cloakroom suite comprises: wall mounted wash hand basin, low level w.c. Ceiling light point, radiator.

FIRST FLOOR

BEDROOM TWO 14'9" x 9'10" (4.5m x 3m)

Two built in double wardrobes, ceiling light point, radiator, two uPVC double glazed windows with rear aspect, door to ensuite



EN SUITE 7'6" x 3'7" (2.3m x 1.1m)

Fitted with a three piece suite comprises fully tiled shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, part wall tiled, extractor fan.

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BEDROOM THREE 11'5" x 7'6" (3.5m x 2.3m)

Built in double wardrobe, ceiling light point, radiator, uPVC double glazed window



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MASTER BEDROOM 14'5" x 14'5" (4.4m x 4.4m)

Ceiling light point, radiator, uPVC double glazed window, access to loft space, archway through to dressing room



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BATHROOM 6'6" x 5'10" (2m x 1.8m)

Fitted with a three piece white bathroom suite comprises: panelled bath, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, laminate wood effect flooring, part wall tiled, uPVC double glazed obscure window.



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DRESSING ROOM 3'11" x 3'3" (1.2m x 1m)

Two built in double wardrobes, ceiling light point, door to en suite shower room

ENSUITE 8'6" x 8'6" (2.6m x 2.6m)

Fitted with a three piece suite comprises: fully tiled shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, extractor fan, laminate wood effect flooring, uPVC double glazed window



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SECOND FLOOR

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In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

OUTSIDE

There is a driveway to the front of the property together with a separate driveway leading to a detached single garage, providing further off-road parking.

At the rear there is a enclosed private garden with a paved patio area and a lawn



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GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

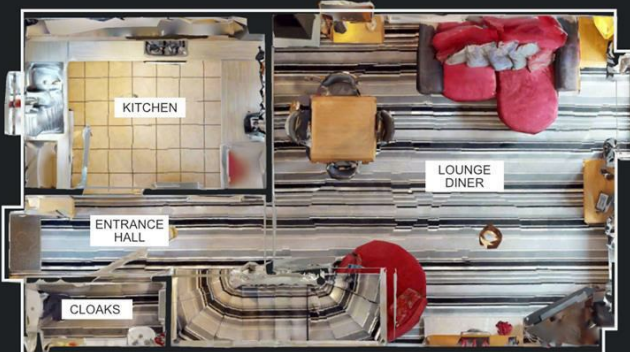
All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor



Second Floor

43 Moorhen Way, Packmoor FLOOR PLAN



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