



**Silverstone Crescent**  
Packmoor, ST6 6XP

- A SUPERB DETACHED RESIDENCE
- LOVELY LARGE PLOT
- FOUR BEDROOMS, TWO RECEPTION ROOMS
- STUNNING GARDENS & OUTLOOK
- LANDSCAPED REAR GARDEN & £10k HOT TUB INCLUDED
- LARGE DRIVEWAY & GARAGE
- CHIQUE MODERN KITCHEN
- G.F CLOAKS/W.C, BATHROOM & ENSUITE

**£335,000**





## Property Description

### INTRO

Shaw's & Company are proud to market this beautifully updated and spacious detached family home, sitting on an excellent sized corner plot and boasting **FOUR BEDROOMS!** A large driveway with parking for multiple vehicles, and featuring a truly stunning 4-tier garden with Jacuzzi included, ideal for a family or entertaining. Situated in the most popular estate in Packmoor, with fields to the side and a nice outlook to the front and back - This amazing property comprises an entrance hall, lounge, dining room, exquisite modern kitchen, ground floor cloaks/w.c, and the four bedrooms, bathroom and ensuite to the first floor. Integral garage. UPVC double glazing and gas central heating. A beautiful and versatile home. An ideal location for popular local schools, amenities, and road links across the city. Don't miss this opportunity, contact us today to get your viewing booked immediately!





#### DIRECTIONS

Follow Sat Nav with postcode ST6 6XP. From Newchapel turn right in to Silverstone Crescent. Follow the road around and the property can be found on the right hand side, as identified by our For Sale sign.

#### ENTRANCE HALL

6' 10" x 3' 11" (2.08m x 1.19m)

Entered through a UPVC front entrance door. Stairs to the first floor. Radiator. Laminate flooring. Concealed shoe storage. Door to:

#### LOUNGE

16' 6" x 15' 6" (5.03m x 4.72m) reducing to 12'5"

A spacious living room with window to the front elevation. Feature optimus steam fire and fireplace surround, with two spotlights. Radiator. Open understairs store area. Door to the kitchen. Open arch to:



#### DINING ROOM

8' 10" x 8' 6" (2.69m x 2.59m)

Patio doors to the rear elevation. Radiator. Feature low hanging light.

#### KITCHEN/DINER

15' 4" x 11' 5" (4.67m x 3.48m)

A beautifully fitted modern kitchen suite, also offering space for a small dining table. A good range of both wall and base units, single drainer sink unit, and worksurfaces over. Tall standing American style fridge freezer, integrated dishwasher, and integrated freezer in cupboard. A Range oven/grill with five ring gas hob, and extractor hood over. Space/plumbing for a washing machine. 3 Spotlight tracks to the ceiling. Radiator. Splash back tiling. Tiled flooring. Window overlooking the rear garden, and UPVC side/rear access door.



#### REAR HALL

#### CLOAKROOM

4' 10" x 3' 11" (1.47m x 1.19m)

Low level W.C and wash hand basin with splash back tiling. Store cupboard also concealing Logic Heat 18 gas condenser boiler.

#### INTEGRAL GARAGE

13' 2" x 8' (4.01m x 2.44m)

Electronic front roll up door. Power and lighting. Wall mounted electric consumer unit. Access from the front drive and rear hall.





#### FIRST FLOOR LANDING

Loft access. Door to storage cupboard, also housing hot water cylinder tank. Doors to:

#### BEDROOM ONE

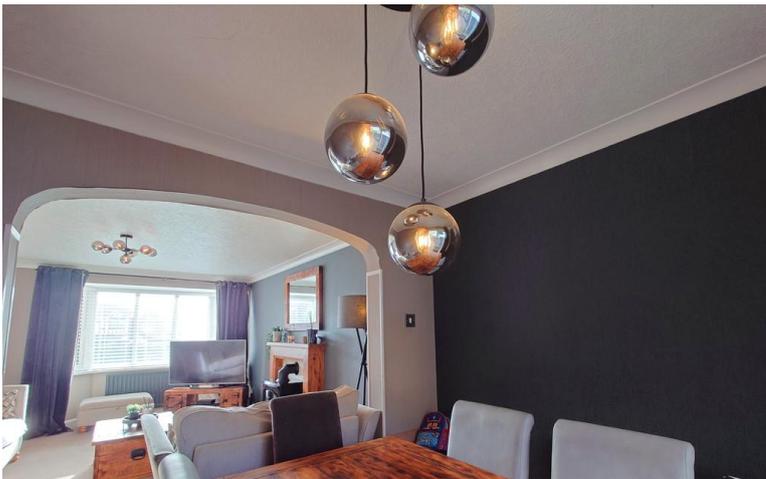
12' 6" x 11' 10" (3.81m x 3.61m)

Window to the front elevation. Open overstairs store area. Door to:

#### ENSUITE

6' 6" x 4' 9" (1.98m x 1.45m)

Window to the side elevation. Suite comprising: shower cubicle with electric shower, low level W.C, wash hand basin.



#### BEDROOM TWO

12' 0" x 9' 1" (3.66m x 2.77m)

Window to the rear, overlooking the garden. Mirrored fitted wardrobes. Radiator.

#### BEDROOM THREE

11' 10" x 8' 1" (3.61m x 2.46m)

Window to the front with an open outlook. Built in mirrored wardrobes. Radiator. Laminate flooring.

#### BEDROOM FOUR

10' 0" x 8' 1" (3.05m x 2.46m)

Window to the rear, overlooking the garden. Radiator.



#### BATHROOM

8' 9" x 6' 1" (2.67m x 1.85m)

A white suite with white tiled walls. Frosted window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Chrome towel radiator. Tiled flooring.

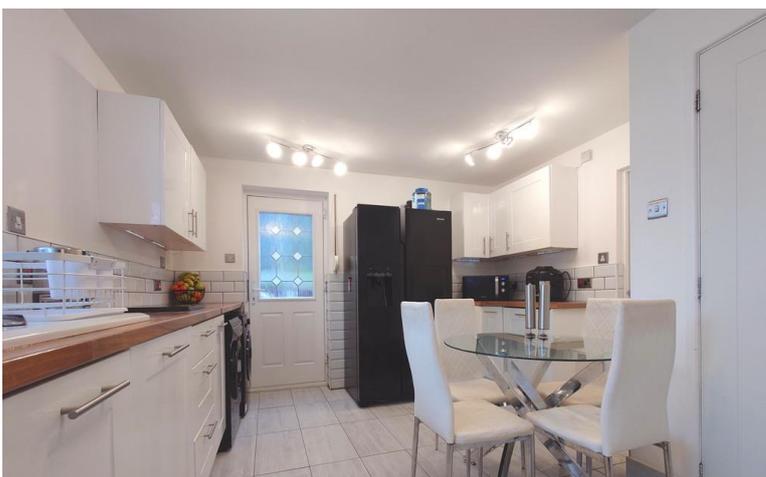
#### EXTERNALLY

##### FRONT GARDEN & DRIVEWAY

A corner plot with a lawn garden area. Ample off-road parking for multiple vehicles via a tarmac driveway. Fields to the right hand side. Access via gate to the side/rear of the building.

##### REAR GARDEN

A truly sublime rear garden attracting the all day sun! A 4-tiered spacious and landscaped garden. An initial enclosed paved patio area leads to lawned garden area and paved patio area. Steps up to an astro turf garden, which also leads to an Indian stone paved garden area. Enclosed by fencing. Has to be seen to be fully appreciated!





#### HOT TUB

A hot tub Jacuzzi, is also included with the sale. The vendors paid £10,000 for it in 2020.

#### 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 C

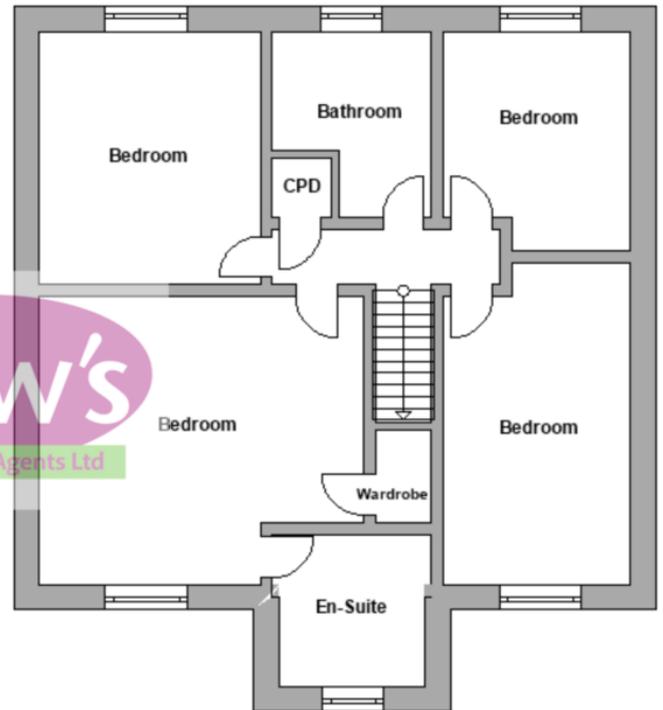
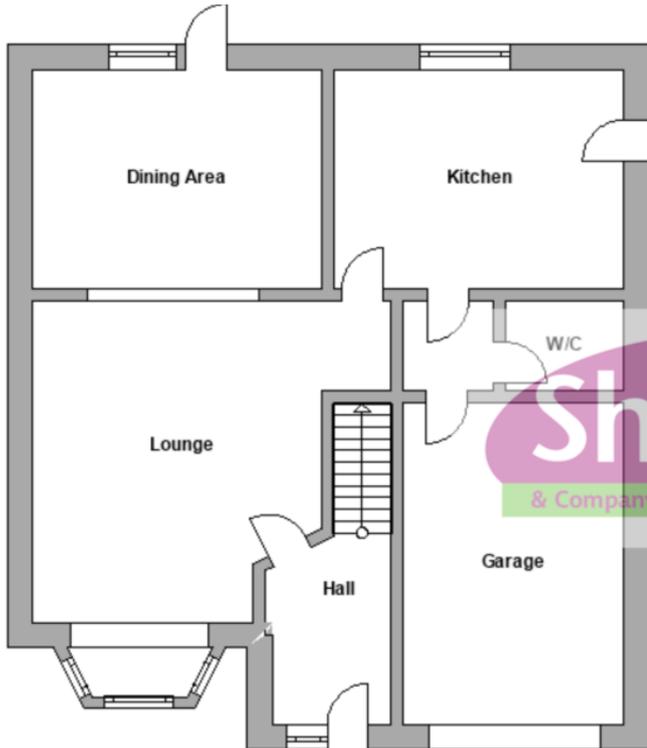
#### EPC RATING (PDF available online)

Current: 67D Potential: 77C









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floorplan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any protective purchaser or tenant. The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Visual Builder.

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