

67 Lordshire Place, Packmoor, Stoke-On-Trent, ST7 4QD



Freehold Realistic offers considered £130,000

Bob Gutteridge Estate Agents welcome to the market this ideal investment opportunity situated in this highly regarded Packmoor location which provides ease of access to local shops, schools and amenities. This property is in need of full modernisation / upgrade, however offers the benefits of Upvc double glazing and in brief the accommodation comprises of entrance hall, fitted kitchen, lounge/diner, store room and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With Upvc double glazed front access door, coving to ceiling, panelled radiator, vinyl flooring, stairs to first floor landing and access leads off to;



FITTED KITCHEN 3.45m x 1.83m (11'4" x 6'0")

With Upvc double glazed window to front, coving to ceiling, base and wall mounted storage cupboards providing storage space, work surface with built in stainless steel sink unit, double panelled radiator, ceramic splashback tiling, vinyl cushion flooring and space for a freestanding cooker.



STORE ROOM

With glazed window to side, panelled radiator and ample storage space.

STORE ROOM (FORMER GARAGE)

With Upvc double glazed frosted window to side, coving and ample storage space.



LOUNGE / DINER 5.36m x 3.10m (17'7" x 10'2)

With Upvc double glazed window to rear. Upvc double glazed sliding patio door, coving to ceiling, panelled radiator, brick feature fireplace with gas fire, TV aerial connection and vinyl cushion flooring.



FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft space and doors lead off to rooms including;

BEDROOM ONE 4.14m x 2.54m (13'7" x 8'4")

With Upvc double glazed window to rear, panelled radiator and vinyl cushion flooring,.



BEDROOM TWO 3.15m x 2.79m (10'4" x 9'2")

With Upvc double glazed window to rear, coving to ceiling, panelled radiator and vinyl cushion flooring.



BEDROOM THREE (FRONT) 2.62m x 2.41m (8'7" x 7'11")

With Upvc double glazed window to front, panelled radiator and vinyl cushion flooring.

FIRST FLOOR BATHROOM

With Upvc double glazed frosted window to front, low level WC, pedestal sink unit, panelled bath unit, ceramic wall tiling, vinyl cushion flooring and panelled radiator.



EXTERNALLY



FORE GARDEN

With garden brick walls along with mature shrubs to borders, a timber gate provides pedestrian access to the front of the property, raised beds over the former driveway, which if removed could provide off road parking and access leads alongside the property to;



REAR GARDEN

With concrete post and timber fencing, raised beds offering vegetable patches, garden timber shed and lean-to store.



COUNCIL TAX

Band 'B' amount payable to City of Stoke On Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

