

73 Zodiac Drive, Packmoor, Stoke-On-Trent, Staffs, ST6 6NJ



Freehold £139,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented semi detached bungalow situated in this ever popular and convenient Packmoor location which back onto an open country park. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance, modern fitted kitchen, lounge / dining room, fully tiled bathroom, master bedroom and a half brick & Upvc double glazed conservatory. Externally the property offers gardens to both front and rear along with off road parking. This beautifully presented home should be viewed at a potential purchasers earliest convenience !

ENTRANCE

With Upvc double glazed frosted side access door, access to loft space, pendant light fitting, smoke alarm and access to;

FITTED KITCHEN 6.20m x 1.60m (20'4" x 5'3")

With Upvc double glazed window to front, aqua boarding to ceiling, fluorescent tube light fitting, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in plasticised sink unit with chrome mixer tap above, integrated ceramic electric hob unit with extractor hood above, integrated double oven, space for condenser dryer, plumbing for automatic washing machine, space for under-counter fridge, space for fridge/freezer, oak effect vinyl flooring, decorative dado rail, ceramic wall tiling in mosaic tile effect, double panelled radiator, power points and access leads off to;



LOUNGE/DINER 4.57m x 2.82m (15'0" x 9'3")

With Upvc double glazed window to front, artex to ceiling, coving, wall mounted feature electric fire, panelled radiator, two wall light fittings, Virgin media connection point (subject to usual transfer regulations) and power points.



MASTER BEDROOM 3.76m x 2.72m (12'4" x 8'11")

With Upvc double glazed patio doors to rear, artex to ceiling, three lamp light fitting, TV aerial connection point, power points and access leads off to;



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.69m x 2.74m (8'10" x 9'0")

With Upvc double glazed patio doors to side, Upvc double glazed panels to sides and rear aspect, insulated roof, panelled radiator, wall light fitting and power points.



FULLY TILED BATHROOM 2.11m x 1.65m (6'11" x 5'5")

With Upvc double glazed frosted window to rear, artex to ceiling, three lamp light fitting, fully tiled in high glaze white wall ceramics, a built in suite comprising of dual flush WC, vanity sink unit with mixer tap above, panelled bath unit with mixer tap and hair attachment, vinyl cushion flooring in wood effect, panelled radiator and extractor fan.



EXTERNALLY



FORE GARDEN

With metalworks to borders, a brick paved and stone chipping driveway provides ample off road parking for two or so vehicles, double timber gates provides pedestrian access alongside the property with brick paved driveway, canopy and access off to;



REAR GARDEN

Bounded by composite fencing along with concrete post and timber fencing with paved area providing patio and sitting space, artificial grassed area providing ease of maintenance along with access to a further limestone chipping area providing further patio and sitting space, two garden timbers providing ample domestic external storage space.



COUNCIL TAX

Band 'A' 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.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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

