



Blackbird Way,  
Packmoor, Stoke-on-  
Trent



**OneAgency**

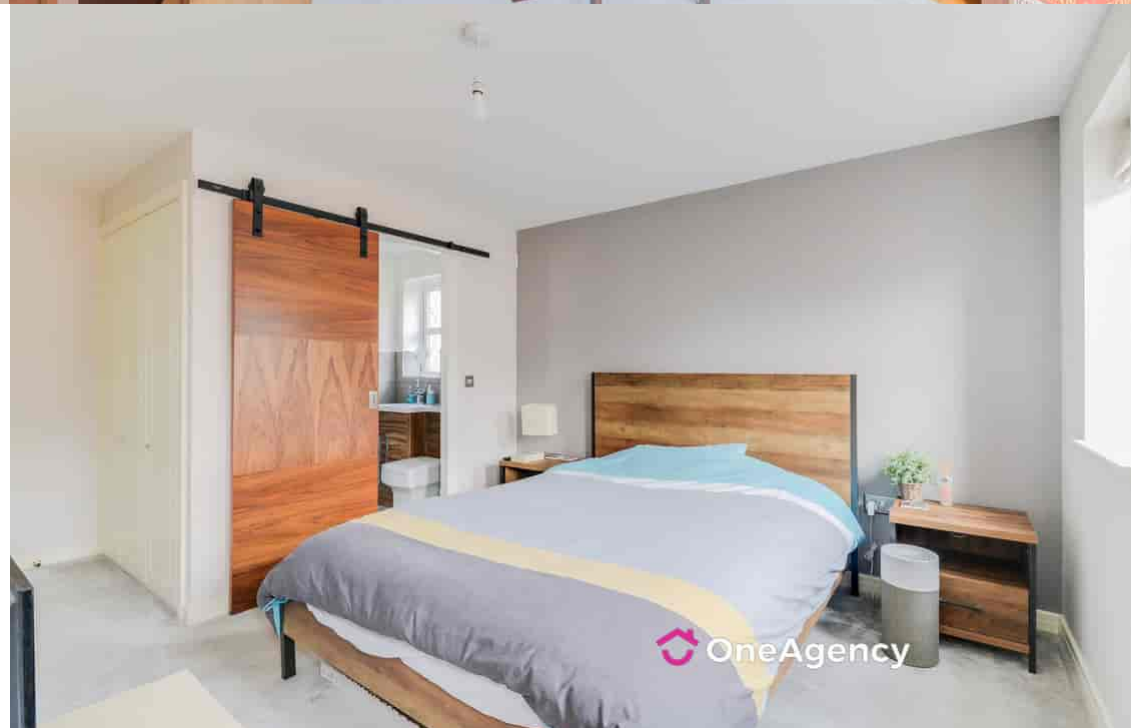
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# Offers in Region of £260,000

A stunning detached property on a popular residential estate in Packmoor. The property benefits from an open plan living, kitchen and dining space as well as a conservatory. The property has two en-suites and a separate family bathroom! An ideal property for someone looking to upsize or re-locate. The property is very well presented throughout and has a driveway for off road parking and rear garden with decked area and lawned section with fenced borders. Located close to popular schools, amenities and commuter links such as A500 & M6. Viewing is highly advised! The property also has the option to be sold fully furnished.





## Ground Floor

### Hall

Entered through the front door, radiator and laminate flooring.

### Guest W/C

2.01m x 0.91m (6' 7" x 3' 0") A low level W/C, hand wash basin, radiator and laminate flooring.

### Open Plan Lounge/Diner/Kitchen

8.30m x 4.29m (27' 3" x 14' 1") An open plan space with a range of wall and base units with worktops, sink basin with chrome mixer tap, integral oven with gas hob and extractor hood over, integral fridge and dishwasher, boiler to the wall, gas fireplace and surround, under stairs storage cupboard, double glazed windows, radiators and part laminate and tiled flooring.

### Conservatory

4.33m x 3.90m (14' 2" x 12' 10") Double glazed windows, UPVC door to the garden, access to utility area, under floor heating and tiled flooring.

### Utility

Plumbing for a washing machine and space for a dryer.

## First Floor

### Bedroom One

3.23m x 3.18m (10' 7" x 10' 5") Double glazed windows, fitted wardrobe units, en suite, radiator and carpet flooring.

### En Suite

2.27m x 1.46m (7' 5" x 4' 9") A walk in shower unit with glass screen, vanity hand wash basin with low level W/C, chrome towel radiator, double glazed window and vinyl flooring.

### Bedroom Two

2.95m x 2.74m (9' 8" x 9' 0") A double glazed window, en suite, radiator and carpet flooring.

### En Suite

1.69m x 1.65m (5' 7" x 5' 5") A walk in shower unit, pedestal hand wash basin, low level W/C, radiator, double glazed window and vinyl flooring.

### Bedroom Three

2.66m x 2.48m (8' 9" x 8' 2") A double glazed window, radiator and laminate flooring.

### Bathroom

2.63m x 1.66m (8' 8" x 5' 5") A bath, vanity hand wash basin, low level W/C, chrome towel radiator, double glazed window and vinyl flooring.

### External

Front - A tarmac driveway for off road parking and paved patio.

Rear - A decked area, lawned garden and fenced borders.

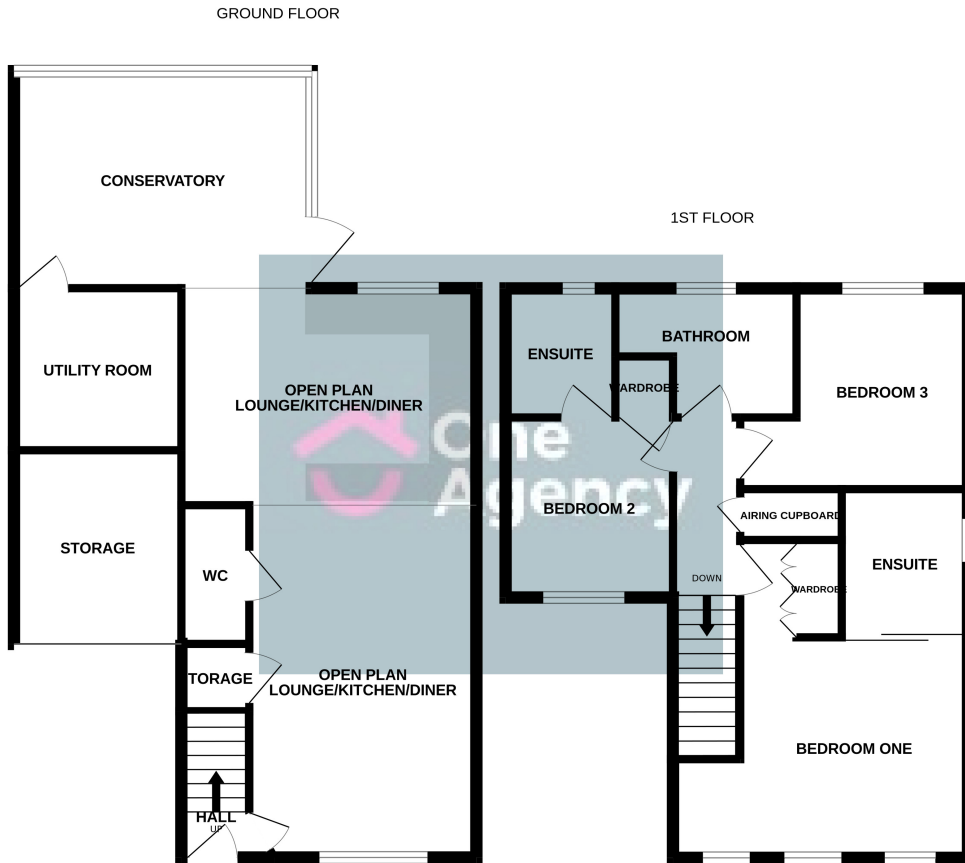
### Storage

2.46m x 2.35m (8' 1" x 7' 9") An up and over door and electric power.

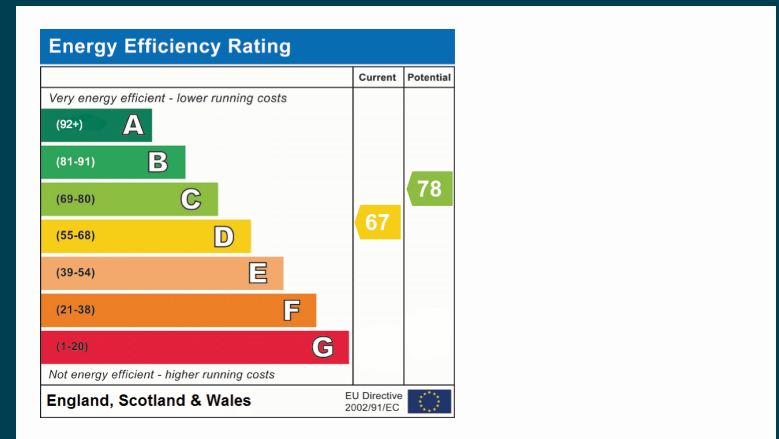
### AGENTS NOTES

The council tax band is C. The local authority is Stoke-on-Trent.





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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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