



Overwood Place,
Packmoor ST6 6XD



OneAgency

01782 970222

hello@oneagencygroup.co.uk



£265,000

Well presented detached house, with has been extensively improved by the present vendors. There is air conditioning units to the Living Room and Master Bedroom and a large decking area with far reaching views to the rear which gives access to the summerhouse. The property also benefits from ample off road parking, garage with electric roller shutter doors and generous sized attractive rear garden.





GROUND FLOOR

ENTRANCE HALL

Door to front, stairs to first floor, radiator, tiled floor.

LIVING ROOM

4.01m x 4.08m (13' 2" x 13' 5")

Tiled floor, double glazed window to front, feature fireplace, radiator, remote control air conditioning unit.

KITCHEN DINER

6.00m x 3.27m (19' 8" x 10' 9")

Double glazed window to rear, french doors onto rear decking area, tiled floor, fitted with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, integral dishwasher, breakfast island, fitted oven and hob, integral wine cooler, vertical radiator, space for fridge/freezer.

UTILITY

Space for dryer, plumbing for automatic washing machine, radiator, tiled floor, wall mounted Baxi boiler, door onto decking area.

CLOAKS

WC, hand wash basin, radiator, tiled floor, part tiled walls, double glazed frosted window to side.

FIRST FLOOR

LANDING

Access to loft, airing cupboard.

MASTER BEDROOM

3.28m x 2.99m (10' 9" x 9' 10")

Double glazed window to front, radiator, fitted wardrobes, remote control air conditioning unit.

EN SUITE SHOWER ROOM

Shower cubicle with mains shower, WC, hand wash basin, heated towel rail, double glazed frosted window to front, tiled floor, tiled walls.

BEDROOM TWO

2.35m x 4.61m (7' 9" x 15' 1")

Double glazed windows to front and rear, radiator.

BEDROOM THREE

2.64m x 2.46m (8' 8" x 8' 1")

Double glazed window to rear, radiator.

BEDROOM FOUR

2.25m x 2.72m (7' 5" x 8' 11") Double glazed window to rear, radiator.

FAMILY BATHROOM

Bathroom suite comprising of panelled bath, WC and hand wash basin, heated towel rail, double glazed frosted window to rear, tiled floor, tiled walls.

INTEGRAL GARAGE

Electric roller shutter doors, hot and cold water taps, power and lighting.

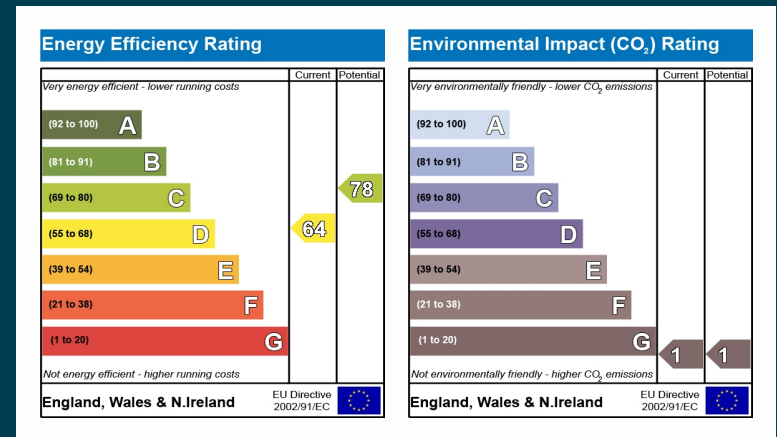
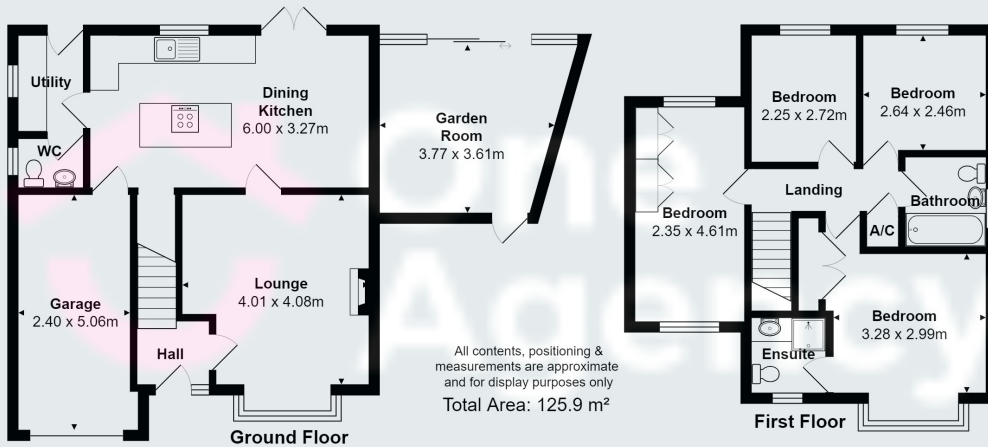
OUTSIDE

Generous sized attractive rear garden with large decking area and summerhouse. Ample off road parking and garage.

AGENTS NOTES

We understand there is a parcel of land to the side of the property on the title plan however this is maintained by the neighbours and cannot confirm if this would be useable to the purchaser.





OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.