

FOR SALE



Zodiac Drive, Packmoor, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Detached House

Offers In Excess Of £195,000



Zodiac Drive, Packmoor, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £195,000

- Three-bedroom detached family home
- Two double bedrooms plus single
- Separate reception room
- Kitchen with dining space
- Off-street parking and garden



OVERVIEW This three-bedroom detached house is for sale in Packmoor and is suited to first-time buyers, investors and families. The property offers one reception room with a fireplace, providing a defined living area, and a kitchen with dining space. There are two double bedrooms and one single bedroom, along with one bathroom. The house is in need of updating, allowing buyers to modernise to their own requirements. There is parking and a garden, adding outdoor and practical space. The sale is offered with no onward chain.

The property is located in a residential area of Stoke-on-Trent with nearby schools and local amenities. Everyday shopping needs can be met at local supermarkets and convenience stores in the surrounding neighbourhoods, while further retail and leisure options are available in Hanley city centre and nearby towns.

Green spaces such as Burslem Park and other local parks in the city provide walking routes, play areas and open space. Stoke-on-Trent is also well placed for access to the wider Staffordshire countryside.

Public transport links are available via Stoke-on-Trent railway station, which offers services towards Birmingham, Manchester and London, with journey times to Birmingham typically around one hour and to Manchester around 50–60 minutes. Local bus services operate across the city, connecting residential areas with shopping and employment centres. Road links include access to the A500 and A50, which connect to the M6 for longer-distance travel.

ENTRANCE HALL 4' 10" x 3' 5" (1.49m x 1.06m)
Entered via a UPVC front door, stairs to first floor.

LOUNGE 15' 5" x 11' 5" (4.72m x 3.49m) A spacious



reception room having double glazed bay window to the front elevation, gas fire with feature surround, under stairs storage, radiator.

KITCHEN/DINER 14' 7" x 8' 7" (4.46m x 2.62m) Fitted with base units with work surface over which incorporates a stainless steel sink unit and drainer, space for appliances, housing gas boiler, two double glazed windows to the rear elevation and UPVC glazed door giving access to the rear garden, radiator.

LANDING Double glazed window to the side elevation, loft access.

BEDROOM 14' 0" x 8' 2" (4.28m x 2.49m) Double glazed window to the front elevation, radiator.

BEDROOM 10' 2" x 8' 2" (3.11m x 2.49m) Double glazed window to the rear elevation, radiator.

BEDROOM Double glazed window to the front elevation, airing cupboard, radiator.

BATHROOM 6' 1" x 6' 1" (1.87m x 1.86m) Comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the rear elevation, radiator.

EXTERNAL The property benefits from ample driveway parking with a side access gate leading through to a single garage and enclosed rear garden with paved patio and lawned garden.





%epcGraph_c_1_210%





Ground Floor

First Floor

All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.