

361 Turnhurst Road Packmoor, Stoke-On-Trent, ST7 4QH

Its time to take a TURN in the right direction and head on over to TURNhurst Road where you will find this spacious three bedroom semi detached property. The accommodation on offer comprises a lounge, sitting room, fitted kitchen/diner, cloakroom, three well proportioned bedrooms and family bathroom. Externally the property benefits from off road parking, garage and a good sized rear garden. Located in the popular area of Packmoor, being close to local amenities and schooling. Don't let your property search end up at a dead end, make sure you take the right TURN onto TURNhurst Road and make this one yours for the taking. Call today to make a viewing.

Offers in the region of £199,950

361 Turnhurst Road

Packmoor, Stoke-On-Trent, ST7 4QH



- VERY SPACIOUS SEMI DETACHED PROPERTY
- KITCHEN AND CLOAKROOM
- GARAGE AND OFF ROAD PARKING
- LARGE LOUNGE WITH PATIO DOORS TO REAR GARDEN
- THREE GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN
- SITTING ROOM
- BATHROOM WITH WALK IN SHOWER
- POPULAR LOCATION, SCHOOLING AND AMENITIES

GROUND FLOOR

Entrance Porch

6'4" x 1'8" (1.94 x 0.52)

Sliding door to the front aspect and UPVC window to the side aspect.

Entrance Hall

10'6" x 4'0" (3.22 x 1.24)

UPVC door to the front aspect. Radiator and stairs to the first floor. Door to storage cupboard.

Cloakroom

5'6" x 2'7" (1.70 x 0.81)

UPVC window to the front aspect. Low level WC

Lounge

15'4" x 10'9" (4.68 x 3.29)

UPVC patio doors to the rear aspect. Radiator and television point.

Sitting Room

10'8" x 7'11" (3.27 x 2.42)

UPVC window to the rear aspect. Radiator and television point.

Kitchen/Diner

15'3" x 8'11" (4.65 x 2.73)

UPVC window to the front aspect. Fitted with wall and base storage units with inset stainless steel sink and side drainer. Work surface areas. Space for a gas cooker, space for a fridge/freezer, plumbing for a washing machine. Radiator.

FIRST FLOOR

Landing

UPVC window to the front aspect. Door to airing cupboard housing combi boiler. Loft hatch and radiator.

Bedroom One

16'5" x 10'11" (5.01 x 3.35)

UPVC window to the rear aspect. Radiator.

Bedroom Two

11'5" x 7'10" (3.48 x 2.39)

UPVC window to the rear aspect. Radiator.

Bedroom Three

9'10" x 9'0" (3.01 x 2.76)

UPVC window to the front aspect. Radiator.

Bathroom

9'2" x 7'9" (2.81 x 2.38)

UPVC window to the front aspect. Fitted with a suite comprising bath with shower above, walk in shower with waterfall, wash hand basin and low level WC. Fully tiled with extractor and radiator.

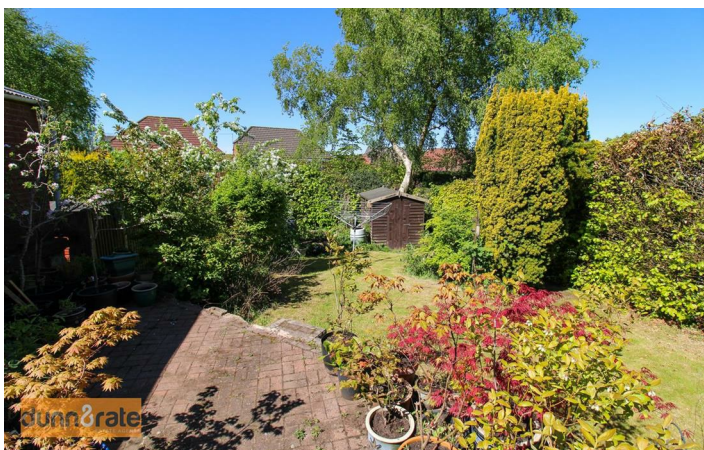
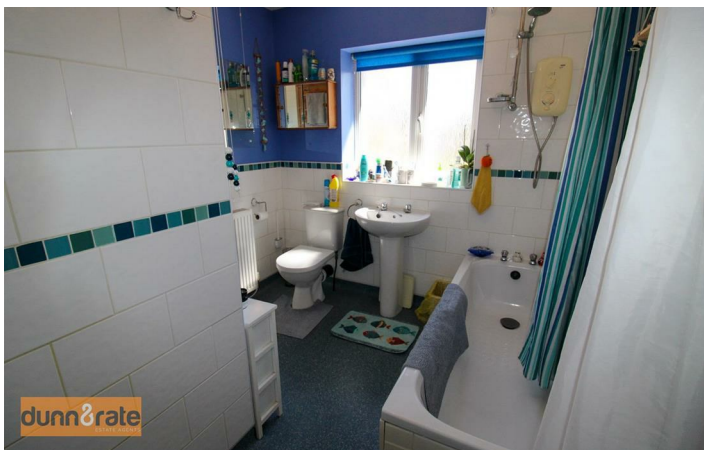
EXTERIOR

To the front of the property there is a driveway, paved pathway leading to the front access.

Lawned garden. The rear has a block paved patio, lawned garden with mature trees and borders. Greenhouse.

Garage

Up and over door to the front aspect. Light and power.



Floor Plan

GROUND FLOOR



1ST FLOOR



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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| Energy Efficiency Rating | Current | Potential | Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |