

Energy performance certificate (EPC)

1 Handley Street Packmoor STOKE-ON-TRENT ST7 4SJ	Energy rating: C	Valid until: 19 August 2033
Certificate number: 2337-4528-9200-0241-9292		
Property type	Detached house	
Total floor area	175 square metres	

Rules on letting this property

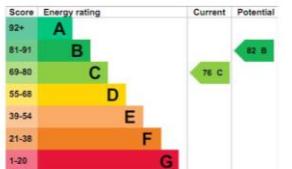
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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1 Handley Street

Packmoor, Stoke-On-Trent,
Staffordshire ST7 4SJ

Offers in Excess of £475,000

- WELL PRESENTED DETACHED HOME
- FIVE DOUBLE BEDROOMS
- TWO EN-SUITES & FAMILY BATHROOM
- THREE RECEPTION ROOMS
- OPEN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES
- AMPLE DRIVEWAY PARKING & DETACHED GARAGE
- SUNNY ASPECT REAR GARDEN
- PRIVILEGED CORNER PLOT POSITION
- SEMI RURAL PACKMOOR LOCALITY

FOR SALE BY PRIVATE TREATY (Subject to contract)

Timothy A Brown are delighted to welcome to the market this extremely impressive, individually designed detached family home, situated in the sought after location of Packmoor. This home is larger than the exterior would lead you to believe. It was built by a builder as his own residence but he decided to sell. Only one homeowner for 17.5 years.

The spacious and luxurious living accommodation is perfect for a growing family. Boasting three reception rooms and five double bedrooms, two of which benefit from en-suite shower rooms, this fantastic home provides ample space for all members of the household.

Entering the hall, you notice the seamless flow of space and an abundance of natural light. The ground floor accommodation exudes elegance, featuring an expansive open-plan kitchen/diner designed to serve as the heart of the home, ideal for family meals and entertaining guests. Three versatile reception rooms await, each tailored to accommodate diverse lifestyles and preferences. The lounge with bay windows and fireplace is an ideal space for unwinding or entertaining guests. For the WOW-factor cinematic experience, the impressive cinema room promises unparalleled entertainment, complete with state-of-the-art audio-visual technology and plush seating arrangements. (The equipment is not included in the sale and is negotiable). Additionally, a dedicated home office offers a conducive environment for remote work or could be used as a snug. In addition, it has a separate utility room and guest cloakroom W.C.

At first floor level, the home continues to impress, having five double bedrooms, two of which are complimented by en-suite shower rooms. All of the bedrooms are generous in size and offer plenty of space for furniture. Completing the first floor is the family bathroom, which comprises of a white three-piece suite.

The sought after location offers far-reaching views and a peaceful atmosphere. Situated on an enviable corner plot,



the property enjoys gardens to the front, side, and rear, providing south facing outdoor space for play areas or entertaining. There is also a detached garage, ample driveway parking for multiple vehicles and a timber shed.

Make that all important viewing today to fully appreciate all this home has to offer.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : PVCu opaque double glazed door and side panel, opening to:

RECEPTION HALL : Spindle turned stairs to first floor. Central heating radiator. 13 Amp power points. Doors to study, lounge, dining kitchen, separate W.C. and two storage cupboards. Partly tiled and carpeted floor.

CLOAKROOM W.C. : PVCu opaque double glazed window to front aspect. White suite comprising: Low level W.C. and wash hand basin. Central heating radiator, Extractor fan. Tiled floor.

LOUNGE 16' 2" x 15' 6" (4.92m x 4.72m) max into bay windows : PVCu double glazed bay windows to front and side aspects. Coving to ceiling. Two double panel central heating radiators. 13 Amp power points. Feature fireplace with inset gas fire.

STUDY 9' 11" x 12' 0" (3.03m x 3.65m) : PVCu double glazed window to front aspect. Coving to ceiling. Central heating radiator. 13 Amp power points.

DINING KITCHEN 9' 6" x 23' 1" (2.89m x 7.03m) : Two PVCu double glazed windows to rear aspect. Fitted with a range of attractive timber style eye level and base units. Breakfast bar. Integrated electric oven. Five ring gas hob with extractor canopy over. Integrated dishwasher. Integrated fridge and freezer. 1.5 single drainer sink bowl with mixer tap. Space for American style fridge freezer. Tiled splashbacks. Under unit lighting. Dining space. Wall mounted electric fire. Built in attractive storage cupboards with display units. Two radiators. Tiled floor, Sliding door leading to utility room and doors leading to cinema room and entrance hall.



SEPARATE UTILITY 5' 5" x 8' 2" (1.65m x 2.49m) : PVCu double glazed window to side aspect. Coving to ceiling. Fitted with a range of eye level and base units. Single drainer sink inset with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted Vaillant gas central heating boiler (3 years old). Tiled floor. PVCu double glazed door to outside.

CINEMA ROOM 14' 2" x 15' 9" (4.31m x 4.8m) max : This has the WOW factor. PVCu double glazed windows to side and rear aspects with plantation shutters. Low voltage downlighters inset. Coving to ceiling. Two double panel central heating radiators. Media wall with inset shelves, storage and lighting. Concealed behind the media centre is a fireplace. 13 Amp power points.

First Floor :

LANDING : Doors leading to five bedrooms and family bathroom.

BEDROOM 1 FRONT 13' 5" x 14' 2" (4.08m x 4.32m) : PVCu double glazed windows to front and side aspects. Central heating radiator. 13 Amp power points. Door to:

EN-SUITE 4' 8" x 10' 6" (1.41m x 3.2m) : PVCu opaque double glazed window to side aspect. Low voltage downlighters inset. White suite comprising: Low level W.C., pedestal wash hand basin with mixer tap and corner shower unit. Chrome heated towel radiator. Fully tiled walls and floor. Extractor fan.

BEDROOM 2 REAR 13' 0" x 14' 2" (3.96m x 4.33m) : Two PVCu double glazed windows to side aspect. Central heating radiator. Access to roof space. 13 Amp power points. Door to:

EN-SUITE 4' 1" x 6' 6" (1.24m x 1.98m) : PVCu opaque double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin with mixer tap and double shower cubicle. Fully tiled walls and floor. Central heating radiator. Extractor fan.

BEDROOM 3 FRONT 15' 10" x 11' 1" (4.82m x 3.38m) : PVCu double glazed window to front aspect. Central heating radiator.

BEDROOM 4 REAR 9' 9" x 11' 11" (2.98m x 3.63m) : PVCu double glazed window to rear aspect. Central heating radiator. 13 Amp power points.



BEDROOM 5 FRONT 8' 10" x 10' 6" (2.69m x 3.20m) : PVCu double glazed window to front aspect. Central heating radiator. 13 Amp power points.

BATHROOM 6' 0" x 6' 6" (1.84m x 1.99m) : PVCu opaque double glazed window to rear aspect. Low voltage downlighters inset. Fully tiled walls. White suite comprising: Low level W.C., pedestal wash hand basin with mixer tap and bath with mixer shower attachments. Wood effect floor. Chrome heated towel radiator. Shaver point with light. Extractor fan.

Outside :

FRONT : Beautifully maintained south facing garden with manicured lawn and well maintained laurel hedge.

SIDE : Beautifully maintained south facing garden with manicured lawn. Tarmac driveway providing ample off road parking. Outside power.

REAR : Beautifully maintained enclosed south facing garden with manicured lawn and flower borders. Slate chipping seating/dining area. Tarmac driveway providing ample off road parking terminating at the detached garage. Timber shed. Outside power, lighting and tap.

DETACHED GARAGE 16' 8" x 10' 2" (5.08m x 3.10m) external measurements : Electric door. Brick built under a pitched tile roof. Power and light. Boarded storage above.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

TAX BAND: E

LOCAL AUTHORITY: Stoke on Trent

DIRECTIONS: SATNAV: ST7 4SJ

