



Browning Grove
Talke, ST7 1PD

- EXTENDED SEMI DETACHED HOUSE
 - WELL REGARDED LOCATION
 - LOUNGE, EXTEDNED KITCHEN/DINING ROOM
 - ATTACHED CONSERVATORY
 - 4 BEDROOMS & A FAMILY BATHROOM
 - LANDSCAPED GARDENS
 - GARAGE & DRIVEWAY
 - LANDSCAPED GARDENS
- £258,000**





Property Description

INTRO

A beautifully presented extended semi detached house within a pleasant well regarded location comprising, entrance porch, lounge, a good sized kitchen/dining room, attached conservatory, 4 bedrooms, ensuite and an updated beautiful updated family bathroom, attach garage & store/utility room. Externally, stunning landscaped gardens to the front and rear making pleasant outside space. A driveway provides parking spaces. UPVC double glazing & gas central heating. The property is located within easy access to all amenities and excellent road and rail links. Viewing imperative to fully appreciate the property.

DIRECTIONS

Please follow Sat Nav for postcode ST7 4PD proceed into the cul de sac and the property can be found on the left hand side.



ENTRANCE PORCH

Upvc double glazed windows, half wall construction door to:

LOUNGE

15' 3" x 14' 5" (4.65m x 4.39m)

Bow window to the front, a feature fireplace, staircase to the first floor, coving to the ceiling, double radiator. A feature fire place with gas fire.

KITCHEN/DINING ROOM

14' 5" x 8' 7" (4.39m x 2.62m)

Comprising a well appointed fitted kitchen with base and wall units, ceramic single drainer sink, vertical radiator, coving to the ceiling, spotlights, doors opening to:

CONSERVATORY

13' 2" x 7' 8" (4.01m x 2.34m)

A upvc double glazed conservatory with a dwarf wall, radiator, roof allowing lots of natural light.

FIRST FLOOR LANDING

13' 10" x 8' 0" (4.22m x 2.44m)

Window to the front, vertical radiator, fitted wardrobes.

BEDROOM TWO

10' 5" x 8' 1" (3.18m x 2.46m)

Window to the rear, radiator.

BEDROOM THREE

10' 0" x 7' 2" (3.05m x 2.18m)

Window to the front, store cupboard, radiator, coving to the ceiling.

ENSUITE

With a enclosed shower, low level w.c, wash hand basin, window to the rear.

BEDROOM FOUR

10' 7" x 6' 2" (3.23m x 1.88m) MAX

Window to the front, radiator, cylinder cupboard off.

BATHROOM

Comprising an updated suite with a panelled bath, low level w.c, over bath shower, extractor fan, recess spotlights, vertical radiator.

ATTACHED GARAGE

18' 8" x 7' 3" (5.69m x 2.21m)

Up and over door front door, electric light and power.





REAR STORE ROOM/UTILITY AREA

7' 6" x 5' 5" (2.29m x 1.65m)

With rear access door to the garage, Worcester gas boiler. Space and plumbing for washing machine, tiled floor.

EXTERNALLY

FRONT GARDEN

A landscaped beautifully presented front garden with shrub borders, laid to lawn garden, a driveway provides parking spaces.

REAR GARDEN

A pleasant landscaped rear garden area with laid lawn, shrub borders and higher level patio area. All enclosed.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

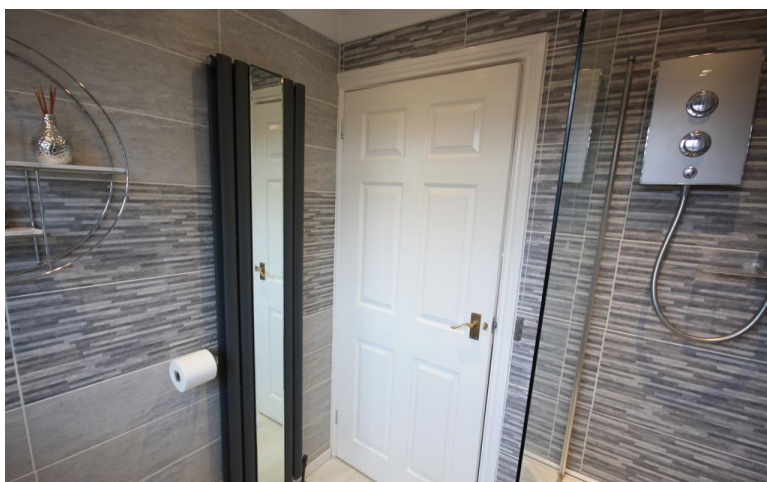
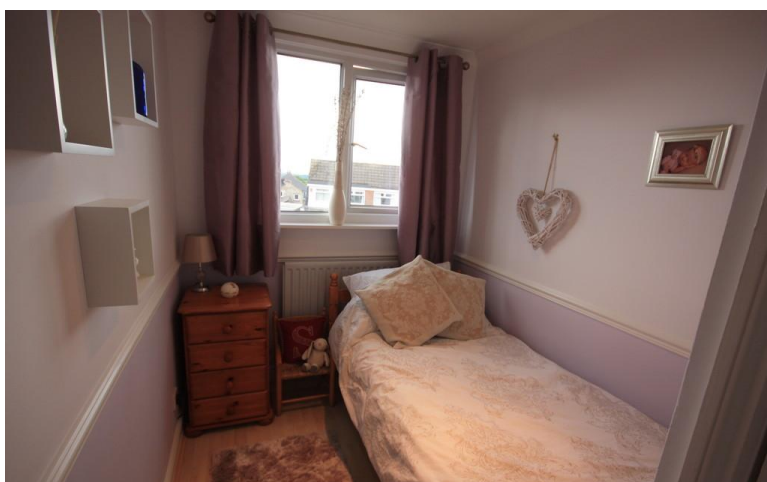




LOCAL AUTHORITY
Newcastle Borough Council.

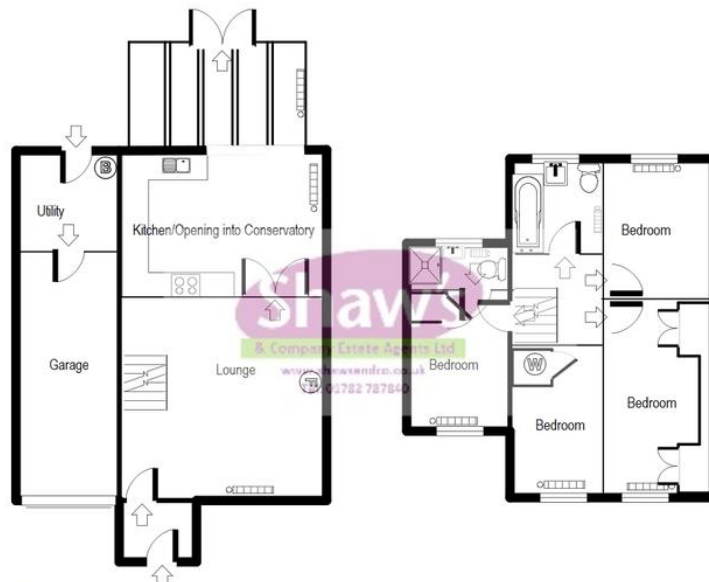
COUNCIL TAX BAND B

EPC RATING (PDF available online)
Current: 57D Potential: 80C





While every effort has been made to ensure the accuracy of the floor plan 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 and the floor plan or an illustration sets as a guide.
 The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Speak with Your Broker.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder

43 Liverpool Road
 Kidsgrove
 Stoke-On-Trent
 Staffordshire
 ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements