



**Linley Road**  
**Talke, ST7 1TY**

- A DETACHED BUNGALOW W/ NO CHAIN
- WITHIN A GOOD SIZED PLOT
- LANDSCAPED GARDENS
- MUST BE SEEN TO APPRECIATE
- PORCH, HALL, SPACIOUS LOUNGE
- BREAKFAST KITCHEN, FULL LENGTH CONSERVATORY
- TWO BEDROOMS, SHOWER ROOM
- UPVC D/G & GAS C/HEATING

**£260,000**







## Property Description

### INTRO

Located within a popular well regarded location a good sized detached bungalow with NO CHAIN and within a good sized landscaped garden plot! Comprising good sized rooms & some further potential within. The bungalow comprises, entrance porch, entrance hall, full width lounge, breakfast kitchen, attached full length conservatory, shower room, attached side entrance porchway and garage. UPVC double glazing & gas central heating . Access to all amenities is close by via the A500/A34 to all areas. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1TY proceed from the Caudwell Arms and the property can be found on the left hand side as identified by our For Sale sign.

### ENTRANCE PORCH

Tiled floor, glass block walls, internal doors to;





**ENTRANCE HALLWAY**

Radiator, door to;

**LOUNGE**

17' 10" x 11' 11" (5.44m x 3.63m)

Two double radiators, coving to the ceiling, feature fireplace and gas fire, coving to the ceiling.

**KITCHEN/BREAKFAST ROOM**

17' 9" x 7' 10" (5.41m x 2.39m)

Comprising a fitted kitchen with base units, single drainer sink, window to the front and rear, oven hob, radiator. Tiled floor. Coving to the ceiling.



**CONSERVATORY**

42' x 6' (12.8m x 1.83m)

A full length conservatory of the bungalow, UPVC double glazed windows over looking the garden.

**SIDE ACCESS PORCH**

19'2 x 6'1

A good sized side access porch with UPVC front and rear access doors, interlinking the garage and kitchen. Radiator, Tiled floor.

**BATHROOM**

8' 11" x 8' 5" (2.72m x 2.57m)

Comprising a panelled bath and over bath shower, low level W.C, wash hand basin, splash back tiling, window to rear. Radiator. Store cupboard.



**ATTACHED GARAGE**

18' 8" x 11' 2" (5.69m x 3.4m)

Up and over front door, window to rear, Ideal gas fired boiler. Tiled floor.

**BEDROOM ONE**

12' 10" x 11' 10" (3.91m x 3.61m)

Window to the front, radiator.

**BEDROOM TWO**

11' x 10' 11" (3.35m x 3.33m)

Window to rear, radiator.



**EXTERNALLY**

**FRONT GARDEN**

A landscaped beautiful front garden area, shrub borders and laid to lawn, a driveway provides parking.

**REAR GARDEN**

A landscaped good sized rear garden, beautiful presented rear garden area, shrub borders and laid to lawn.





#### 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 C

#### EPC RATING (PDF available online)

Current: Potential:







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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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