



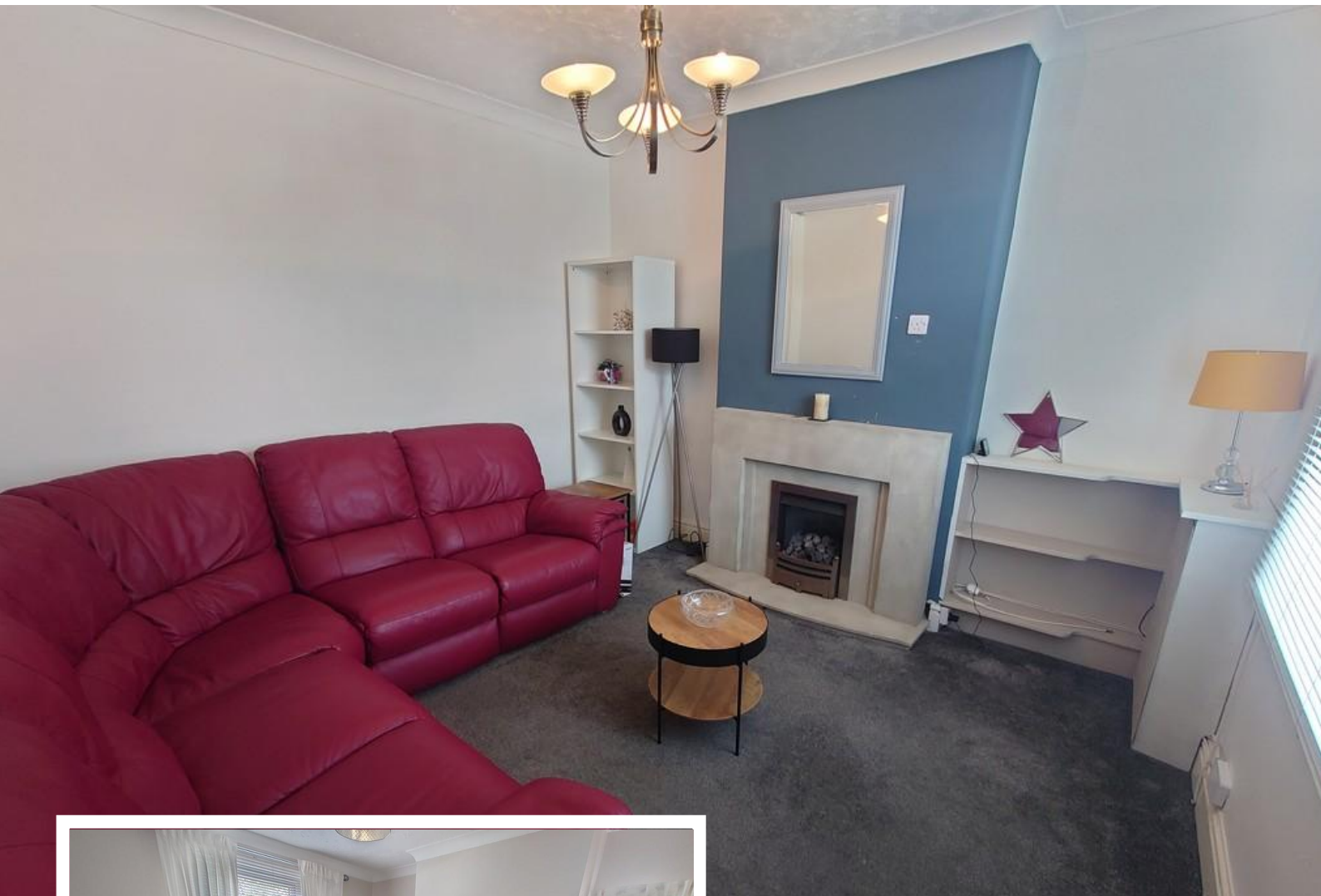
Congleton Road
Talke, ST7 1ND

- A GOOD SIZED END TOWN HOUSE
- APPROX 94 SQM - NO CHAIN
- HALL, TWO RECEPTION ROOMS
- SMART UPDATED BREAKFAST KITCHEN
- REAR HALL, CLOAKS/W.C & UTILITY
- THREE GOOD SIZED BEDROOMS
- FIRST FLOOR BATHROOM WITH SHOWER
- UPVC D/GLAZING & GAS C/HEATING

£185,000



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 misstatement 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



Property Description

INTRO

Shaw's & Co are delighted to offer a brilliant opportunity to acquire a good sized end town house of approx 94sqm with hall, two reception rooms, a multi stove, a smart updated breakfast kitchen, rear hall, utility, cloaks/w.c., three double bedrooms, a first floor bathroom. Externally a driveway provides a parking space and a rear paved garden area. A nice view towards Mow Cop to the rear. UPVC double glazing & combi gas central heating. No chain. The property is close to all amenities, road links and canal side walks close by. The A500 & rail links are within easy access. Viewing essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1ND. Proceed from Red Bull traffic lights and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor.



LOUNGE

11' 11" x 11' 11" (3.63m x 3.63m)

Window to the front elevation. Feature fireplace. Coving to the ceiling.

DINING ROOM

12' x 10' 9" (3.66m x 3.28m)

Window to the front elevation. Fitted stove to the chimney recess. Under stairs store.

KITCHEN

10' 11" x 7' 10" (3.33m x 2.39m)

Window to the rear elevation. Updated kitchen comprising: wall and base units, single drainer sink, work surface. Built in oven, hob with extractor over. Integrated fridge. Splash back tiling to the walls, spotlights to the ceiling. Defined dining area. Concealed Baxi 10S HE gas central heating boiler. Radiator.

REAR HALL

UPVC rear access door. Store area.

UTILITY ROOM

6' x 5' 6" (1.83m x 1.68m)

Fitted base units, inset sink, worksurface. Splash back tiling to the walls. Space for washing machine. Coving to the ceiling.



CLOAKROOM

Window to the rear elevation. Low level W.C, wash hand basin. Radiator.

FIRST FLOOR LANDING

Access to the loft. Coving to the ceiling. Doors to:

BEDROOM ONE

12' x 9' 10" (3.66m x 3m)

Window to the front elevation. Fitted wardrobes. Radiator.



BEDROOM TWO

12' x 10' 10" (3.66m x 3.3m)

Window to the front elevation. Over stairs store. Coving to the ceiling. Radiator.

BEDROOM THREE

12' 6" x 7' 10" (3.81m x 2.39m)

Window to the rear elevation. Coving to the ceiling. Radiator.

BATHROOM

Window to the rear elevation. Suite comprising: panelled corner bath, low level W.C, wash hand basin, enclosed





shower cubicle.. Tiled walls, spotlights and coving to the ceiling. Radiator.

EXTERNALLY

FRONT

Forecourt with wall and hedge boundary. Paved pathway.

REAR

Enclosed by fencing is a paved garden. Gate leads to:

DRIVEWAY

Providing off road parking.



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 be 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 A

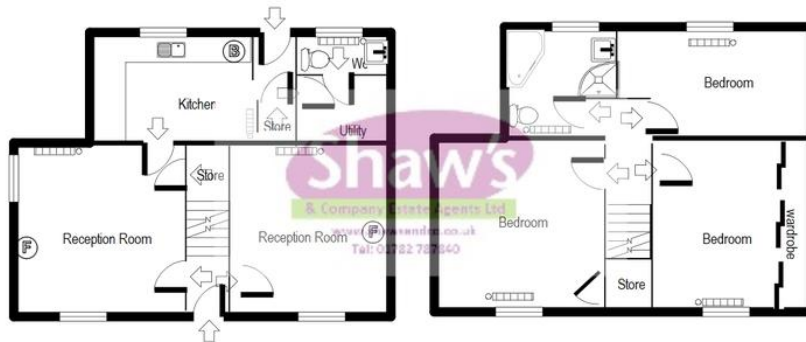
EPC RATING (PDF available online)

Current: 67D Potential: 84B









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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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