



Congleton Road
Talke, ST7 1LT

- BEAUTIFULLY PRESENTED
- TOWN HOUSE/COTTAGE
- DRIVEWAY TO THE FRONT
- LOUNGE, DINING ROOM
- STYLISH KITCHEN & BATHROOM
- TWO DOUBLE BEDROOMS
- PLUS FIRST FLOOR SHOWER ROOM
- CONVENIENT LOCATION

£120,000





Property Description

INTRO

A beautifully presented two bedroom cottage with a rear garden and front driveway comprising, lounge, dining room, kitchen looking on to the garden, a stylish white fitted bathroom, a first floor shower room, two good double sized bedrooms. The property has a field view to the rear making a pleasant out look from the landscaped garden. UPVC double glazing & gas central heating. The property is located within easy access to lots of facilities with road and rail links leading to larger towns and Network. Viewing is essential without delay to fully appreciate this lovely home. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1LT. From Kidsgrove turn left at Red Bull traffic lights. The property can be found on the right hand side, as identified by our for sale sign.

LOUNGE





12' 6" x 12' 2" (3.81m x 3.71m)

Entered through a UPVC door. Window to the front elevation. Exposed brick feature fireplace with open fire. Radiator. Door to:

DINING ROOM

12' 5" x 12' (3.78m x 3.66m)

Stairs to the first floor. Laminate flooring. Under stairs store area. Radiator. Arch to:

KITCHEN

10' 11" x 8' 4" (3.33m x 2.54m)

Windows to both the rear and side elevations. A range of modern wall and base cupboards, stainless steel sink with chrome mixer tap, worksurface. Built in oven and hob with extractor over. Space and plumbing for washing machine and dryer. Rear access door.



BATHROOM

7' 3" x 7' 2" (2.21m x 2.18m)

Window to the rear elevation. Suite comprising: roll top bath with chrome mixer tap with separate shower head, low level W.C, vanity unit wash hand basin with mixer tap. Chrome towel radiator.

BEDROOM ONE

16' x 12' 1" (4.88m x 3.68m)

Window to the front elevation. Original wood beams to the ceiling. Radiator.



BEDROOM TWO

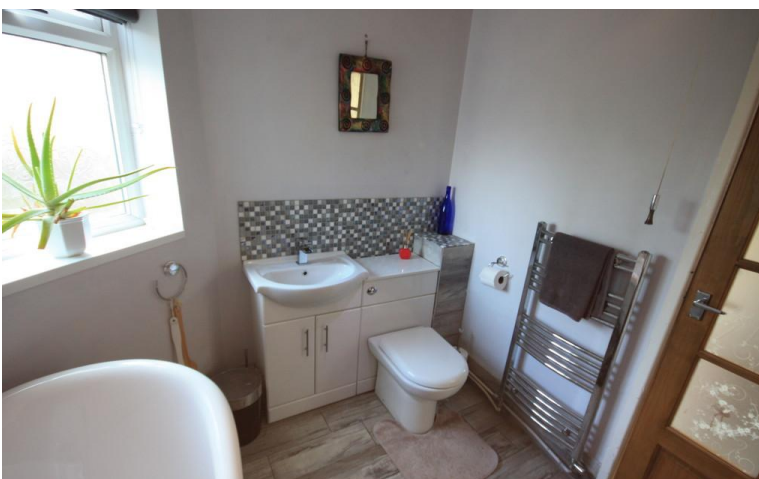
12' 1" x 9' 7" (3.68m x 2.92m)

Storage cupboard housing the boiler, radiator. UPVC door to the rear elevation leading on to a flat roof, the space has stunning views of open fields.

SHOWER ROOM

4' x 3' (1.22m x 0.91m)

Window to the side elevation. Shower cubicle, low level W.C, wall mounted wash hand basin with mixer taps, storage below. Laminate flooring, recessed spotlights to the ceiling.



EXTERNALLY

FRONT

A gravel drive provides ample parking.

REAR

Generous sized garden with stunning views over open fields. Laid to lawn. Recently laid patio with a further gravel patio area. To the side of the property is an entry which is accessed from the front.



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 A

EPC RATING (PDF available online)

Current: Potential:







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 responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 The plans for fixtures, appliances etc. and should be used as such for any construction purchase or lease.
 The services, systems, appliances, fixtures have no warranty or guarantee as to their operation or efficiency can be given.
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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 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