



**Tollgate Close**  
**Talke, ST7 1BH**

- A SEMI DETACHED BUNGALOW
- BEAUTIFUL LANDSCAPED GARDENS
- LOVELY PRESENTATION THROUGHOUT
- DRIVEWAY & GARAGE
- NO CHAIN
- UPVC D/G & GAS C/HEATING
- TWO BEDROOMS
- NEARBY TO USEFUL ROAD LINKS

**£165,000**







## Property Description

### INTRO

New on the market with NO CHAIN - A beautiful semi detached bungalow featuring lovely landscaped gardens to the front and rear! Comprising kitchen, inner hall, spacious lounge, wet room, two bedrooms. Long driveway for parking with a detached brick garage. UPVC double glazing and a gas combi boiler provides the heating. Nearby to the A34/A500 for easy road links across the city, and with amenities being nearby, this is an ideal buy! Contact us today!

### DIRECTIONS

Please use postcode ST7 1BH for Sat Nav/ Google Maps. From the A34 Newcastle Road, proceed to Linley Road, turn left into Tollgate Close, where the property can be found on the left hand side as identified by our For Sale sign.

### ACCOMMODATION





#### KITCHEN

14' 6" x 6' 10" (4.42m x 2.08m)

A well presented kitchen suite with a good range of base and wall mounted cupboards, and worksurfaces over. UPVC front entrance door. Window to the front, radiator. Electric oven/grill with gas hob and extractor. Washing machine. Single drainer sink unit. Tiled flooring. The kitchen leads into the hallway, with access to the loft via pull down ladder (The loft being boarded and insulated and housing the approx 1 year old gas combi boiler).

#### LOUNGE

16' 1" x 11' 6" (4.9m x 3.51m)

A nice size reception room with window to the front, radiator. Electric fireplace with surround. Coving to the ceiling and dado rail.



#### WET ROOM

5' 9" x 5' 9" (1.75m x 1.75m)

A wet room with Mira electric shower, low level W.C and wash hand basin. Dome light fitting. Extractor fan. Tiled walls. Frosted window to the side.

#### BEDROOM ONE

11' 8" x 9' 8" (3.56m x 2.95m)

Window to the rear, radiator. Space for wardrobes. Spotlight track to ceiling.



#### BEDROOM TWO

8' 9" x 7' 4" (2.67m x 2.24m)

Window to rear, radiator. Laminate flooring.

#### EXTERNALLY

##### FRONT GARDEN

A very nicely presented front landscaped garden area, enclosed with a wall. A block paved driveway leads alongside the bungalow, with a carport over.

##### DETACHED GARAGE

A concrete sectional garage, with up and over door. Timber side door.

##### REAR GARDEN

A stunning and nicely enclosed rear garden, being low maintenance and landscaped to a good standard. Paved areas, astro turf section, and a decking area, with shrub borders. Has to be seen to be fully appreciated!



#### 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: Potential: (TO FOLLOW)









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

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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