

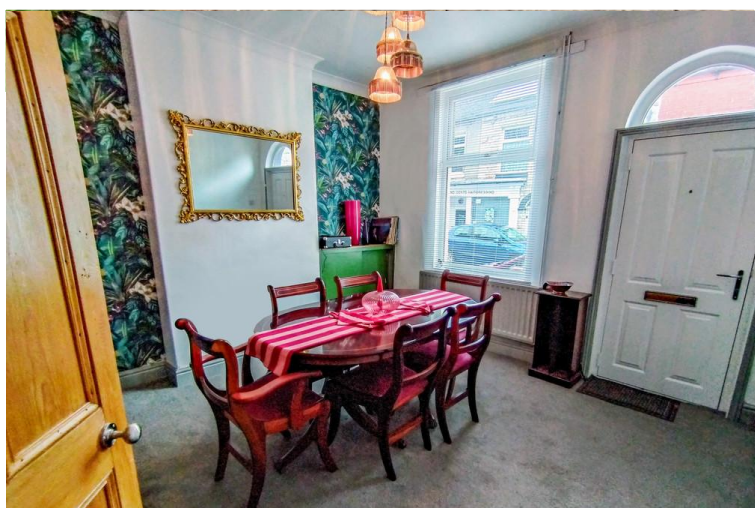


**Church Street**  
**Talke, ST7 1NX**

- A SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- SPACIOUS RESIDENCE
- TWO RECEPTION ROOMS
- GOOD SIZED KITCHEN
- UPDATED BATHROOM
- TWO DOUBLE BEDROOMS
- REAR GARDEN, SOLAR PANELS INC

**£130,000**





## Property Description

### INTRO

A spacious well presented two bedroom semi detached house, comprises a dining room, lounge with feature chimney breast & oak lintel, a good sized kitchen, ground floor W.C updated bath room, two double bedrooms. A pleasant sized rear garden attracting afternoon sun with paved patio areas and shrub borders. UPVC double glazing and gas central heating. A "C" rated property from the EPC. The property benefits from having owned solar panels, and an updated electric consumer unit, recently decor throughout. Round the corner from useful amenities at Butt Lane, and with great access to the A34 and A500, with other road links across the City. The property is an ideal first time buy and/or investment for the rental market to achieve approx £650 to £700 PCM. Viewing highly recommended!

### DIRECTIONS

Please follow sat nav for ST7 1NX turn off Congleton Road and the property can be found on the left hand side as identified by our for sale sign.



#### DINING ROOM

11' 11" x 11' 8" (3.63m x 3.56m)

Window to the front, radiator. Electric and gas meter cupboards. Double radiator. Coving to the ceiling. Door to;

#### LOUNGE

12' 1" x 12' (3.68m x 3.66m)

Window to the rear over looking the garden, a feature chimney breast wall with exposed brick work, a walk in under stairs area with a window to the side. Parquet block flooring. Door to;



#### KITCHEN

15' 3" x 6' 5" (4.65m x 1.96m)

Window to the side, a fitted range of base and wall units, work surfaces, single drainer sink, vertical electric radiator. UPVC part glazed external access door. Tiled floor.

#### INNER HALL

#### CLOAKS/W.C

Window to the side, low level W.C

#### BATHROOM

Comprising a panelled bath and over bath shower, low level W.C, wash hand basin, window to the side, radiator.



#### FIRST FLOOR LANDING

Window to the side. Doors to both bedrooms.

#### BEDROOM ONE

12' 1" x 11' (3.68m x 3.35m)

Window to the front, radiator. Fitted wardrobes.

#### BEDROOM TWO

12' x 12' (3.66m x 3.66m)

Window to the rear, radiator. Over stairs store area with an updated modern combi boiler.

#### EXTERNALLY

A patio area leading to the garden area with patio areas. A good sized garden attracts the afternoon sun. A pathway leads to the front of the house.



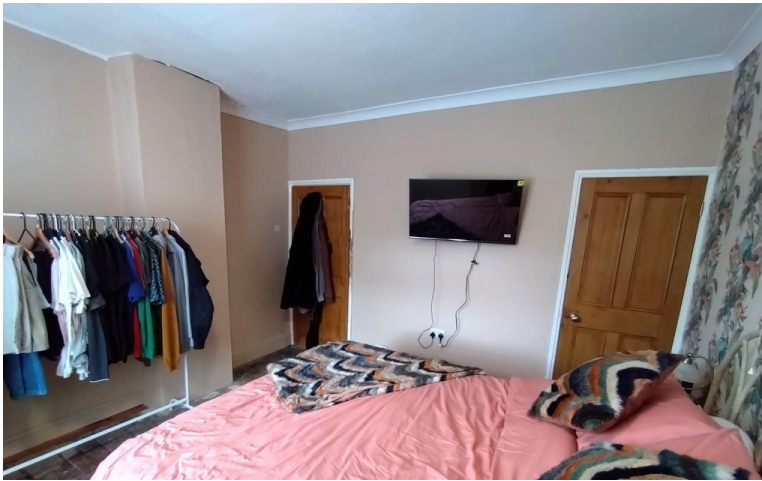
#### VIEWING ARRANGEMENTS

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 .



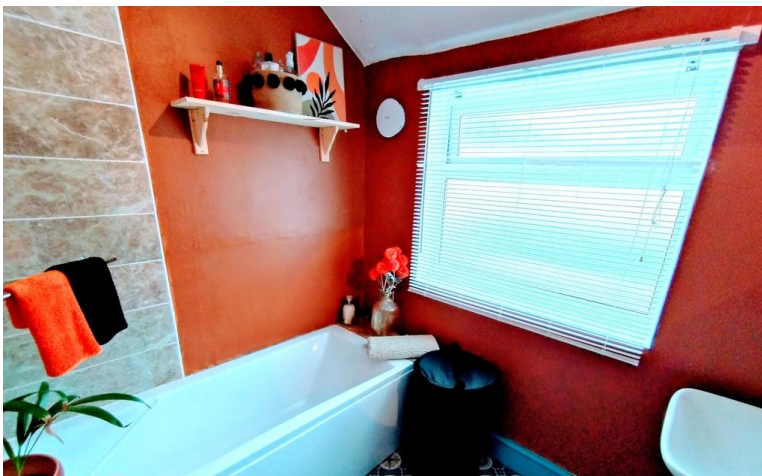
#### LOCAL AUTHORITY

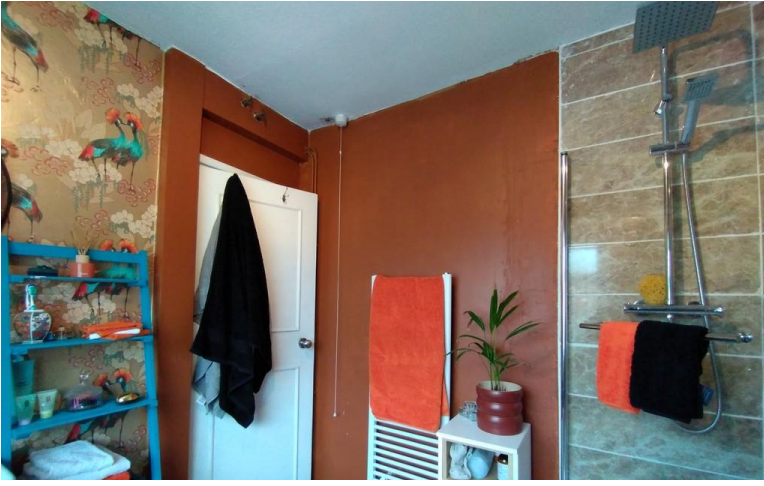
Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 74C Potential: 88B







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](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