

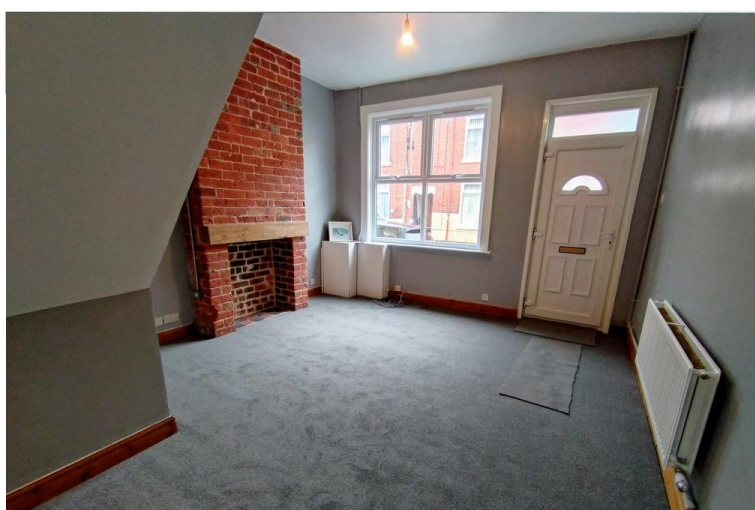


**Church Street**  
Talke, ST7 1NU

- WELL IMPROVED & PRESENTED
- SPACIOUS TERRACED WITH A GARDEN
- LOUNGE, KITCHEN/DINING ROOM
- UTILITY AREA
- GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- UPVC D/G & GAS C/HEATING
- NO CHAIN

**£119,995**





## Property Description

### DIRECTIONS

From Kidsgrove town centre proceed along The Avenue and Cedar Avenue, turn right in to Congleton Road, turn left in to Church Street, where the property can be found on the right and side as identified by our For Sale Sign.

### LOUNGE

14' 9" x 13' 3" (4.5m x 4.04m)

Double radiator, Upvc front entrance door, new window to the front. Feature exposed Chimney breast with downlighters and a Oak beam new carpet.

### KITCHEN/DINING ROOM

13' 3" x 11' 3" (4.04m x 3.43m)

A range of base and wall mounted cupboard units, worksurfaces, new electric oven and four ring gas hob, radiator, window to the rear, staircase to the first floor, new cushion flooring.

### REAR HALL

UPVC side access door.





#### GROUND FLOOR BATHROOM

9' 5" x 6' 8" (2.87m x 2.03m)

Comprising a panelled bath, low level W.C., wash hand basin, new chrome towel rail, electric over bath shower, boiler cupboard off, with new Main Eco Combi gas central heating boiler, new window to the side.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

13' 3" x 11' 5" (4.04m x 3.48m)

New window to the front, radiator.



#### BEDROOM TWO

13' 3" x 11' 4" (4.04m x 3.45m)

Window to the rear, radiator.

#### EXTERNALLY

#### REAR GARDEN

A garden are enclosed and a paved patio area, gate to:

#### PARKING SPACE

Is to be confirmed by solicitors.

#### 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:







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 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