



Congleton Road
Talke, ST7 1LP

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- WELL IMPROVED THROUGHOUT
- LANDSCAPED GARDENS
- TWO RECEPTION ROOMS
- UPDATED KITCHEN
- UPVC D/G, GAS C/H
- TWO DOUBLE BEDROOMS, FIRST FLOOR BATHROOM

Offers In Region Of £120,000





Property Description

INTRO

Shaw's & Co are pleased to offer an ideal first time buy/or investment for the rental market, a well presented & improved semi detached house which must be seen to be fully appreciated, comprising two reception room, an updated kitchen, two double bedrooms & a first floor bathroom, recent decor & flooring. Externally a forecourt to the frontage, a good sized rear garden area laid to lawn & landscaped. UPVC double glazing, gas combi heating. The property is located within easy access to all amenities with excellent road links to the A500 Viewing essential without further delay. (draft details subject to approval)

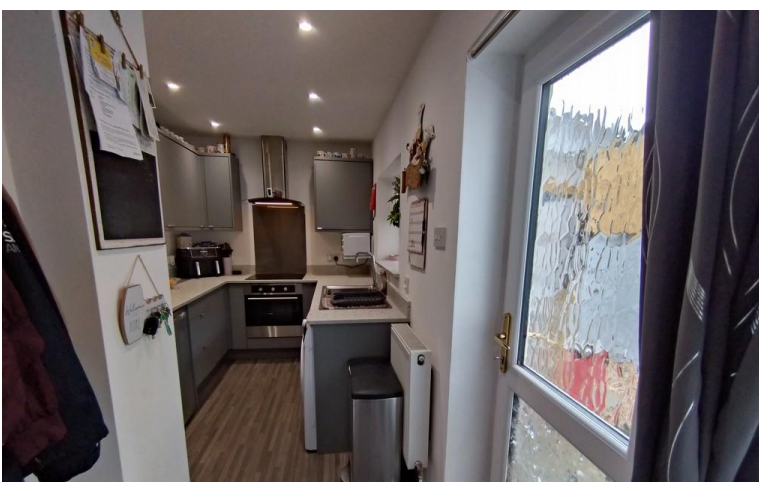
DIRECTIONS

Please follow Sat Nav ST7 1LP proceed from Red Bull Traffic lights and the property can be found on the left hand side.

RECEPTION ROOM ONE

12' 3" x 10' 8" (3.73m x 3.25m)

Window to the front, radiator. Weather beater front





entrance door and a glazed panel. Door to;

RECEPTION ROOM 2

12' 3" x 10' 8" (3.73m x 3.25m)

Window to the rear, feature fireplace and inset fire, understairs store area. Double radiator.

KITCHEN

13' 8 max" x 7' (4.17m x 2.13m)

Comprising an updated fitted kitchen with a range of base and wall units, worksurfaces, single drainer sink, built in electric oven and hob, extractor hood above with light and glass splash back. Spaces for washing machine and fridge freezer. Down lights. Window to the side and UPVC side access door. Door to the covered entry with a flying Freehold above for the landing area at the rear of the house.



FIRST FLOOR LANDING

With access to all first floor rooms, part of the landing goes over the covered entry, a flying Freehold.

BEDROOM ONE

12' 5" x 10' (3.78m x 3.05m)

Window to the front, radiator. A double bedroom.

BEDROOM TWO

11' 9" x 10' 11" (3.58m x 3.33m)

Window to the rear, radiator, over stairs store area. A double bedroom.



FIRST FLOOR BATHROOM

13' 10" x 7' 5" (4.22m x 2.26m)

Comprising an updated white suite with an over bath shower, wash hand basin, low level W.C, vanity cabinet, window to the side, splash back tiling to the wall, cupboard with the combi gas boiler.

EXTERNALLY

A landscaped forecourt to the frontage, a covered entry provides shared access and a door to the kitchen.



REAR GARDEN

A paved patio area leading to the lawn garden with shrub borders and a gravelled pathway, a garden outbuilding provides storage space. A lovely garden area with a good degree of privacy, enclosed to side and rear.

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: 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.







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 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

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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