



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

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- TWO RECEPTION ROOMS
- 17' KITCHEN GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS, FIRST FLOOR CLOAKS/W.C
- UPVC D/G, GAS C/H
- PLESANT REAR GARDEN AREA

**£120,000**





## Property Description

### INTRO

A semi detached house with no chain and with a pleasant rear garden area, comprising two reception rooms, 17' kitchen, ground floor bathroom, two double bedrooms and first floor cloaks/w.c . An ideal first time buy or investment for landlords. UPVC double glazing, gas combi heating. Externally a paved patio area leading to the landscaped rear garden area which attracts afternoon sun. The property is located within easy access to all amenities, good road links to the A34/A500 with rail links at Kidsgrove and Alsager. No chain. Viewing essential. (draft details subject to approval)

### RECEPTION ROOM ONE

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

Window to the front, radiator, staircase to the first floor, presently a ground floor bedroom, door to;



#### RECEPTION ROOM TWO

14' 10 max " x 11' 7" (4.52m x 3.53m)

With twin windows to the side, a window to the rear, radiator. Fitted gas fire, radiator.

#### KITCHEN

17' 7" x 6' 4" (5.36m x 1.93m)

Comprising fitted base and wall units, worksurfaces, double drainer stainless steel sink, wall mounted combi gas boiler. Window to the side. Double radiator. UPVC part glazed side access door.

#### GROUND FLOOR BATHROOM

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

#### FIRST FLOOR LANDING

Access to the loft area.



#### BEDROOM ONE

11' 10" x 11' 9" (3.61m x 3.58m)

Double radiator, window to the front with a view towards Mow Cop on the horizon. Wardrobes included in the sale.

#### BEDROOM TWO

11' 10" x 11' 10" (3.61m x 3.61m)

Window to the rear over looking the rear garden area. Radiator.



#### CLOAKS/W.C

Comprising a low level W.C, wash hand basin.

#### EXTERNALLY

A paved pathway leads alongside the house.

#### REAR GARDEN

A crazy paved patio area leading to the landscaped rear garden area, laid to lawn, attracting the afternoon sun, timber outbuilding with electric supply.



#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)



#### 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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



#### 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 .

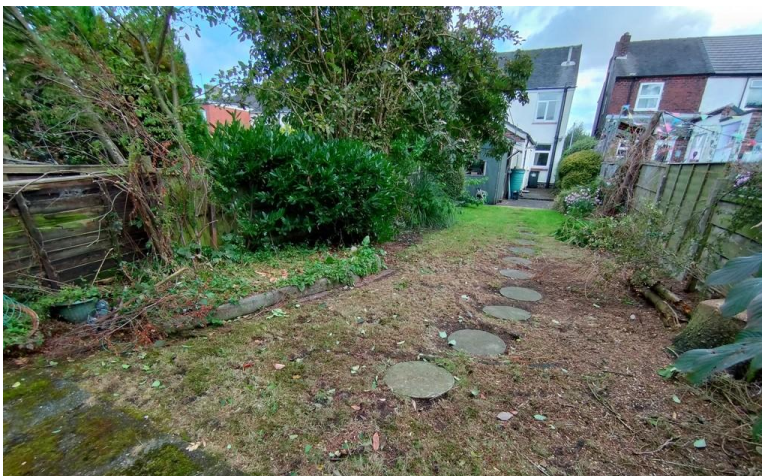
#### LOCAL AUTHORITY

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 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