

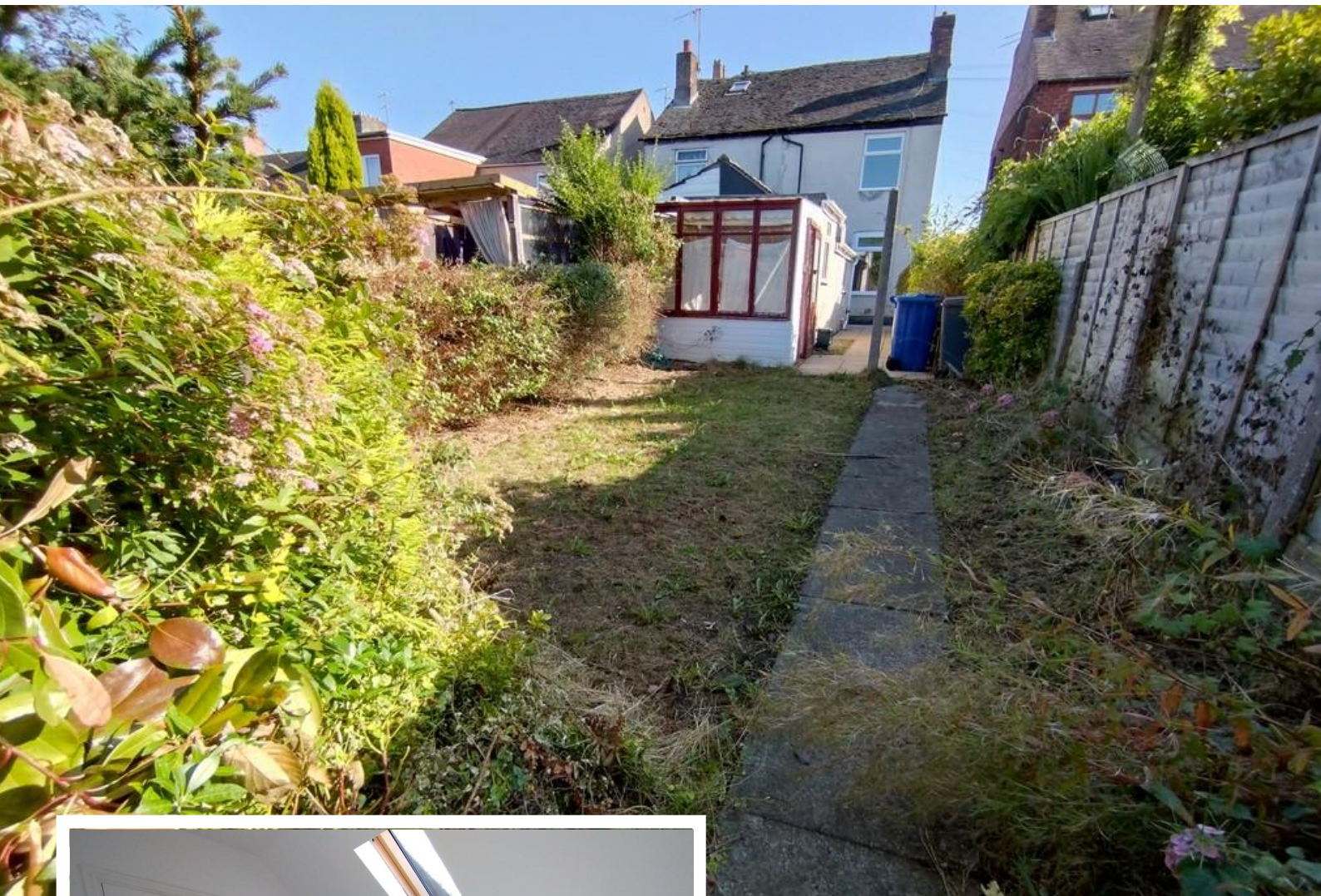


Church Street
Talke, ST7 1NX

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- REFURBISHED & MODERNISED
- WELL APPOINTED SPEC
- TWO RECEPTION ROOMS
- UPDATED KITCHEN INC APPLIANCES
- TWO DOUBLE BEDROOMS
- RE-WIRED, NEW GCH

£129,995





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented updated semi detached house which has been refurbished throughout ideal for a first time buy or investor. No Chain. Upon viewing the property the discerning buyer will be very impressed with the property, comprises two reception rooms with professional tiled floors, feature wall, rear porchway, an updated kitchen with velux window and new fittings & integrated appliances, a built in oven, tall fridge freezer, porcelain work tops, tiled flooring. An updated white bathroom suite with shower over & fittings. Two double bedrooms, new carpets to the first floor. UPVC double glazing, a new central heating system, electrical re wired, new ground floors. A rear garden area attracting the afternoon. Access is easy to all facilities, road & rail links. (draft details subject to approval)





DIRECTIONS

Please follow Sat Nav with postcode ST7 1NX. From Kidsgrove head to Bull Lane traffic lights. Turn left at the lights first on the left in to Old Butt Lane. Church Street is second on the left. On entering Church Street the property can be found on the right hand side, as identified by our for sale sign.

LOUNGE

12' 7" x 10' 6" (3.84m x 3.2m)

Entered through a UPVC door. Window to the front elevation. Gas and electricity meters. Tiled floor, radiator.



DINING ROOM

12' 9" x 11' 7" (3.89m x 3.53m)

Window to the rear elevation. Understairs store. Stairs to the first floor. Cupboard housing the newly installed Logic combi gas central heating boiler. Radiator.

REAR HALL

UPVC external access door with glazed side panels. Door to:

KITCHEN

13' 9" x 6' 8" (4.19m x 2.03m)

Window to the side elevation and velux roof window. A newly installed kitchen comprising: wall and base units, belfast sink with porcelain worksurface. Built in oven, hob with extractor over. Built in fridge freezer. Tiled floor, radiator. Door to:



BATHROOM

Window to the side elevation. Newly fitted suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Tiled walls and floor. Chrome towel radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12' 8" x 11' 9" (3.86m x 3.58m)

Window to the rear elevation. Access to the loft. Radiator.

BEDROOM TWO

12' 9" x 10' 9" (3.89m x 3.28m)

Window to the front elevation. Radiator.

EXTERNALLY

REAR

Attracting the afternoon sun the landscaped garden is laid to lawn with shrub borders. A paved patio.





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

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

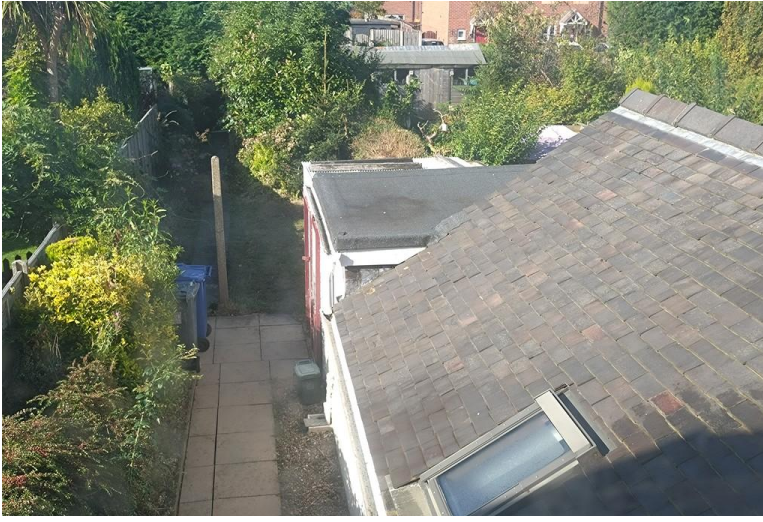
Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:





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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782 787840

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