



Kingsley Road
Talke Pits, ST7 1RB

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- BEAUTIFULLY PRESENTED
- HALL, LOUNGE WITH FRENCH DOORS
- WELL APPOINTED KITCHEN
- THREE BEDROOMS, BATHROOM & SHOWER
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

Offers In Region Of
£220,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented semi detached house within a popular location, comprising, entrance hallway, lounge with french doors to the rear garden and and log stove, a dining room to the front, a good sized kitchen with french doors & plenty of units etc To the first floor are three bedrooms, a family bathroom with separate shower. Combi gas central heating and UPVC double glazing. Landscaped gardens to the front and a beautiful garden to the rear. The driveway provides plenty of parking spaces. The property has countryside close by yet with good road links to the A34/A500 leading to nearby towns and city links. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1RB. On entering Kingsley Road the property can be found on the right hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a UPVC door with glazed side panel. Stairs to the first floor, under stairs storage. Radiator.

DINING ROOM

11' 11" x 11' 4" (3.63m x 3.45m)

Bow window to the front elevation. Feature fireplace with gas fire. Coving to the ceiling.

KITCHEN

16' 7" x 8' 5" (5.05m x 2.57m)

Window to the side elevation. With a vaulted ceiling to the rear of the room, a range of wall and base units, ceramic sink, worksurface. Built in double oven and microwave. Worcester combi gas central heating boiler Double radiator. French doors to the rear.



LOUNGE

14' 3" x 11' 7" (4.34m x 3.53m)

French doors to the rear elevation. Chimney breast with inset wood stove.

FIRST FLOOR LANDING

Window to the side elevation. Doors to:

BEDROOM ONE

12' 5" x 10' 11" (3.78m x 3.33m)

Window to the rear elevation. Radiator.



BEDROOM TWO

12' x 11' 4" (3.66m x 3.45m)

Window to the front elevation. Radiator.

BEDROOM THREE

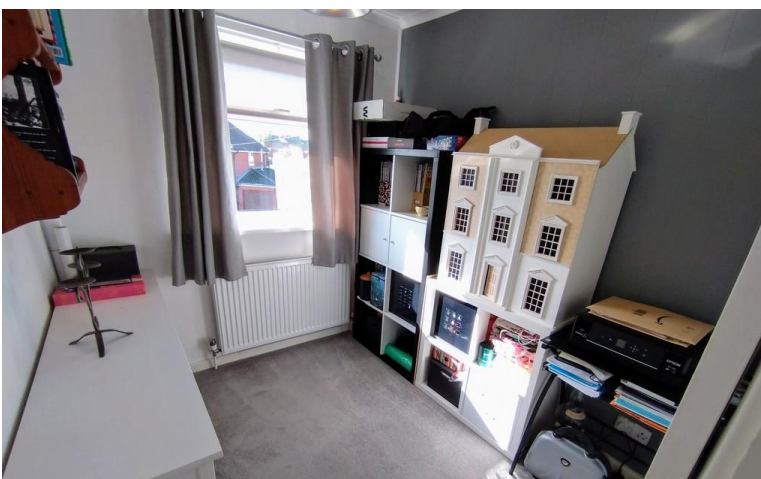
7' 6" x 7' (2.29m x 2.13m)

Window to the front elevation. Radiator.

BATHROOM

7' 8" x 7' 2" (2.34m x 2.18m)

Window to the rear elevation. Suite comprising: panelled bath, separate shower cubicle, low level W.C, wash hand basin.



EXTERNALLY

FRONT

Low maintenance garden laid to lawn with shrub borders. A block paved patio area. The driveway provides plenty of parking spaces. .

REAR

Generous size. A low maintenance garden with shrub borders and a patio area.



GARAGE

Up and over door. Window to the rear elevation. Concrete sectional garage.

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 B

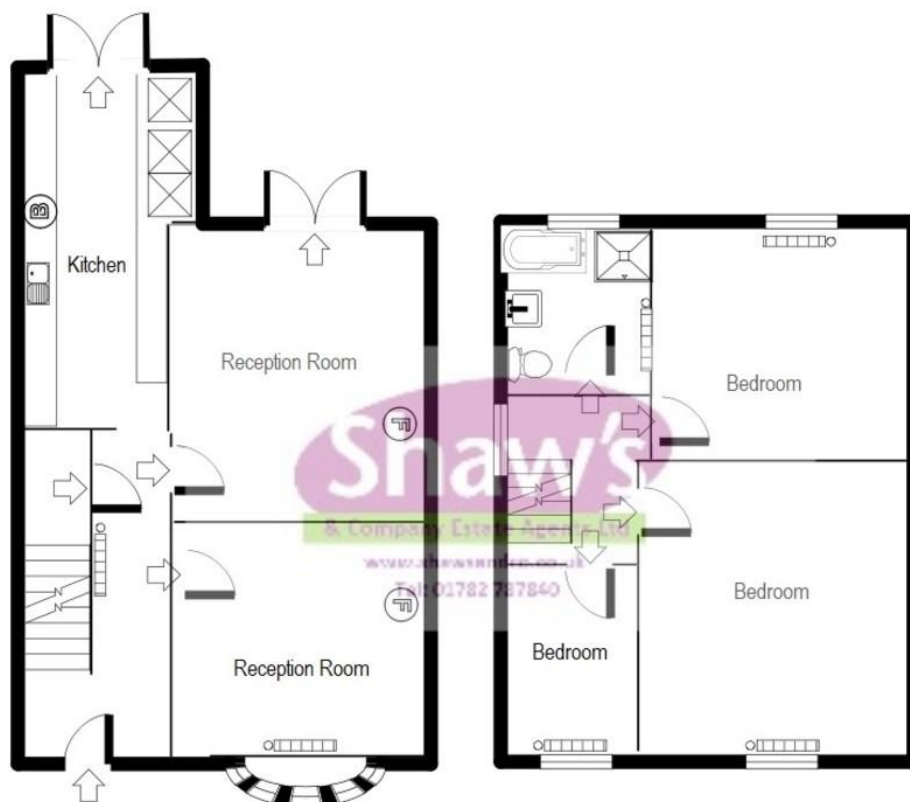
EPC RATING (PDF available online)

Current: 62D Potential: 77C









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

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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