



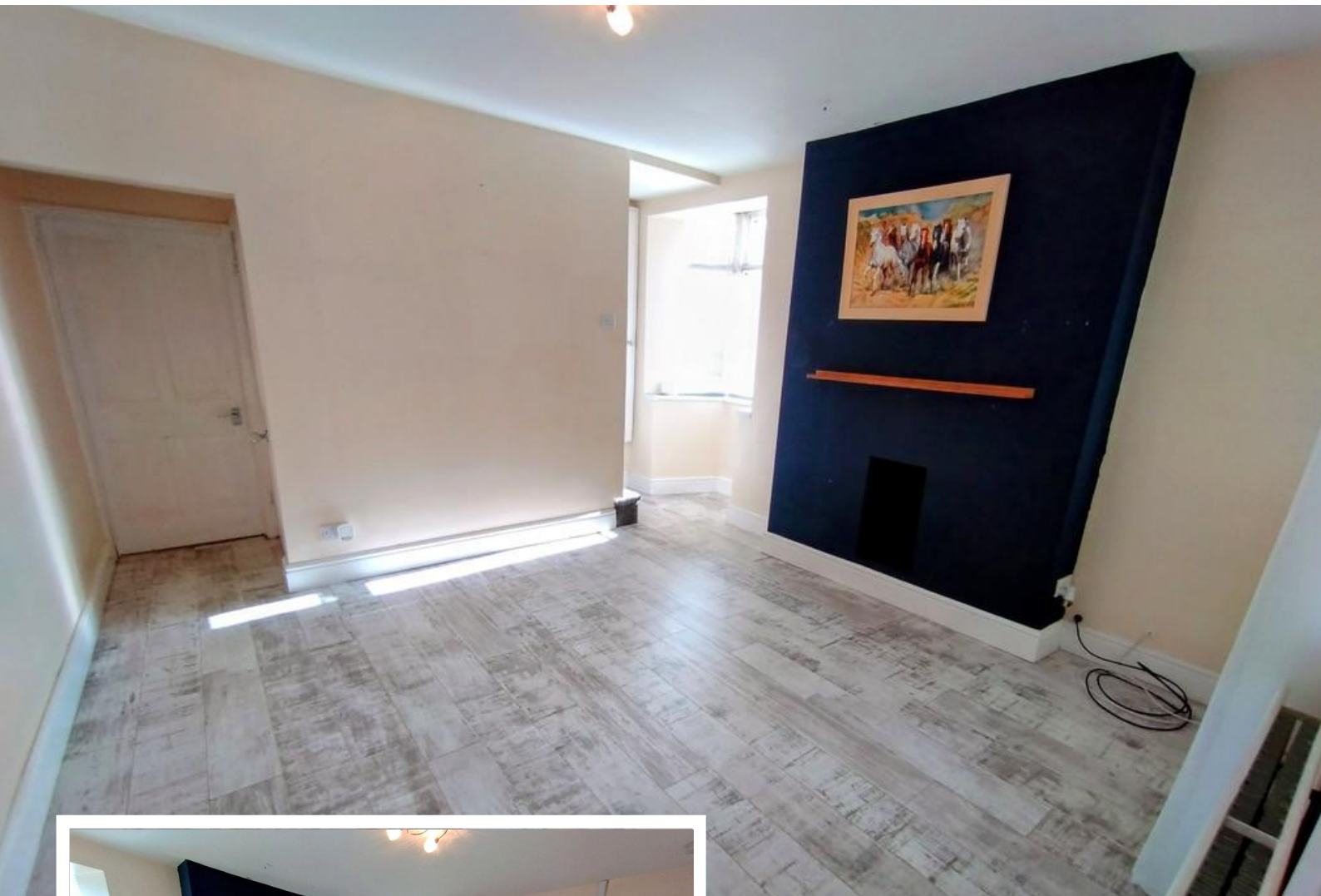
**Congleton Road**  
Talke, ST7 1LT

- SPACIOUS SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- UPDATED KITCHEN
- UTILITY, CLOAKS/W/C
- THREE DOUBLE BEDROOMS, F F BATHROOM
- REAR GARDEN AREA & DRIVEWAY
- UPVC D/G & GAS C/H
- POPULAR & CONVENIENT LOCATION

**£165,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a spacious mature semi detached house with approx 113 Sqm comprising porch, lounge, dining room, rear hall, kitchen with updated fittings, ground floor w.c/cloaks, two bedrooms, office area/bedroom three, a first floor bathroom, a useful loft area with window. Externally a gravel driveway provides parking spaces. A rear garden area proving useful outside space. UPVC double glazing & gas central heating. An ideal spacious first time buy and or investment to rent out at approx £700 PCM Viewing essential . No chain. (draft details subject to approval)

### ENTRANCE PORCH

With external access doors, internal door to;

### LOUNGE

12' 7" x 12' 2" (3.84m x 3.71m)

With a walk in bay window, radiator.

### DINING ROOM



12' 4" x 11' 9" (3.76m x 3.58m)

With a window to the rear, a bay window to the side, stair case to the first floor, understairs store area.

#### REAR HALL

UPVC external access door.

#### KITCHEN

11' 8" x 6' 10" (3.56m x 2.08m)

An updated kitchen with a range of base and wall units, built in oven, integrated fridge and freezer, work surfaces, down lighters to the ceiling. Window to side. Radiator.

#### UTILITY ROOM

Window to the side, space for appliance.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

12' 1" x 11' 9" (3.68m x 3.58m)

A double bedroom with a window to the front, radiator.

#### CLOAKROOM/W/C

Low level W.C, window to the side.

#### BEDROOM TWO

9' 1" x 8' 10" (2.77m x 2.69m)

Window to the side, radiator.

#### BEDROOM THREE

12' 4" x 6' 10" (3.76m x 2.08m)

Window to the side, radiator, sloping ceiling. Door to;

#### FIRST FLOOR BATHROOM

Comprising a panelled bath, over bath shower, low level W.C, wash hand basin, window to the side. Cupboard with the combi boiler. Tiled floor.

#### LOFT AREA

18' x 12 max' (5.49m x 3.66m)

A useful loft area with a window to the side.

#### EXTERNALLY

A graveled frontage and driveway to the side with potential parking for vehicles.

#### REAR GARDEN

A decking area and gravel pathway leading to the rear garden area providing useful outside space for leisure, recreation etc attracting afternoon sun.

#### 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.



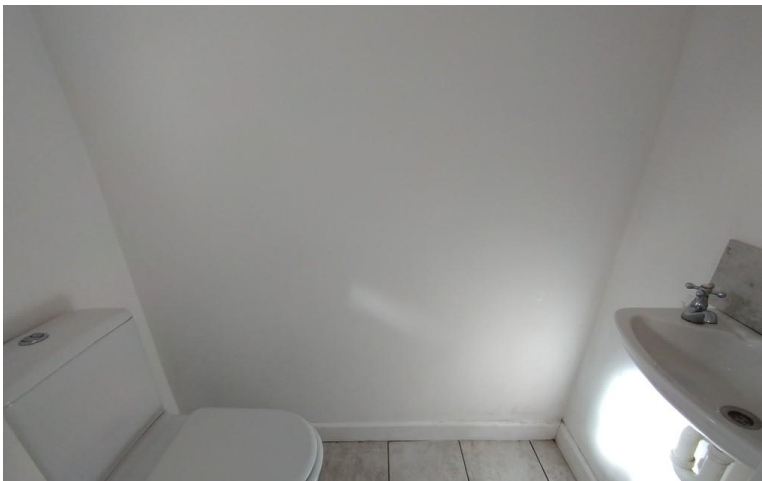
Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### 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 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 B

#### EPC RATING (PDF available online)

Current: Potential:









While 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 read in 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 Editor





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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
 01782787840

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