



**Old Butt Lane**  
Talke, ST7 1NR

- DETACHED RESIDENCE
- TUCKED AWAY LOCATION
- ADJACENT TO OPEN COUNTRYSIDE
- PRIVATE LOCATION
- CLOSE TO AMENITIES
- TWO RECEPTION ROOMS, KITCHEN
- UTILITY, CLOAKS/W.C
- ATTACHED ANNEX & 2 GARAGES

**£399,500**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a detached residence tucked away with the open countryside adjacent & open views over farm land. A very spacious property, a private location, which must be seen to be fully appreciated. Comprising, hallway, good sized lounge with a stove for extra heating, dining room, a breakfast kitchen, utility, cloaks/w.c, 4 bedrooms, ensuite & a family bathroom. Plus an attached annex lounge, kitchen/diner, shower room. Attached two garages. Externally a driveway with plenty of parking spaces, a rear garden & pleasant private outlook to the rear, a side patio area adjacent to the open fields. Gas central heating, double glazing. Nearby amenities yet with excellent road links to nearby Kidsgrove rail station, Alsager, Congleton & Newcastle. Viewing essential without delay.

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1NR turn off Old Butt Lane in to the service road just after number 70 - and the property can be found on the left hand side and is the





middle property.

#### ENTRANCE HALL

With access via a part glazed external access door, tiled floor, windows to the front, radiator, stair case to the first floor. Store cupboard.

#### CLOAKS/W.C

Comprising a low level W.C, wash hand basin, wall mounted gas fired combi boiler, tiled floor, window to the front. Radiator.

#### LOUNGE

18' 8" x 12' 8" (5.69m x 3.86m)

A good sized lounge with a Inglenook fireplace with an inset stove providing additional heat and a focal point, a walk in bay window to the front, two radiators. Window to the side with a view over the fields to the side. Door to the annex and a door to



#### BREAKFAST KITCHEN

10' 3" x 7' 2" (3.12m x 2.18m)

With a range of base and wall units with built in oven and hob and extractor, 1.5 bowl inset sink, tiled floor, window to the rear over looking the garden. UPVC external access door. Door to;



#### UTILITY ROOM

11' 11" x 7' (3.63m x 2.13m)

A range of base units, inset sink, tiled floor, window to the side. Door to hall.

#### FIRST FLOOR LANDING

With a store cupboard off.

#### BEDROOM ONE

12' x 11' 6" (3.66m x 3.51m)

With a window to the front with a view towards Mow Cop and surrounding fields, fitted wardrobes, radiator.



#### ENSUITE

Comprising a fitted suite with an enclosed shower cubicle, low level W.C wash hand basin, window to the front, Radiator.

#### BEDROOM TWO

12' 11" x 11' 8" (3.94m x 3.56m)

Window to the rear over looking the garden, radiator. Fitted wardrobes.



#### BEDROOM THREE

11' 8" x 10' 3" (3.56m x 3.12m)

Window to the rear over looking the garden, radiator.  
Fitted wardrobes.

#### BEDROOM FOUR

9' 8" x 7' (2.95m x 2.13m)

Window to the side with views over open fields, radiator.  
Fitted wardrobes.

#### BATHROOM

9' 7" x 6' 10" (2.92m x 2.08m)

Comprising a panelled bath, low level W.C wash hand basin, window to the side, radiator. Splash back tiling.



#### EXTERNALY

The property has plenty of parking spaces to the front, access to the garages and attached annex to the house.

#### ATTACHED ANNEX - LOUNGE/KITCHEN

14' 11" x 8' 3" (4.55m x 2.51m)

With a front entrance door, windows to the rear and side, with views to the side, radiator. UPVC door to the patio adjoining the open fields. Fitted kitchen and inset sink.

#### BEDROOM

11' x 8' 10" (3.35m x 2.69m)

A window to the rear with views over the fields, radiator, radiator, door to;



#### SHOWER ROOM

With an enclosed shower cubicle, low level W.C, wash hand basin, tiled floor.

#### GARAGE ONE

19' 7" x 9' 11" (5.97m x 3.02m)

Up and over front door, inner window.

#### GARAGE TWO

20' x 9' 9" (6.1m x 2.97m)

A roll up front door, electric light and power.



#### REAR GARDEN

A good sized tiered rear garden area providing useful outside space and privacy, a paved patio are adjoining open fields. A range of brick built outbuildings, all enclosed and attracts 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 .

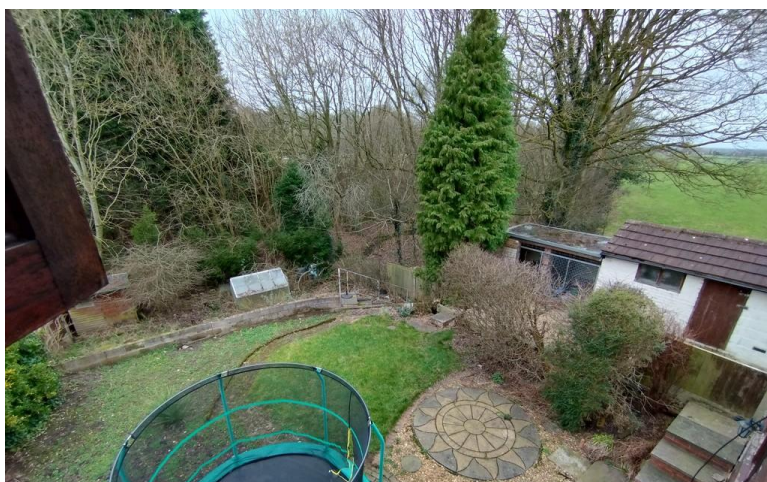
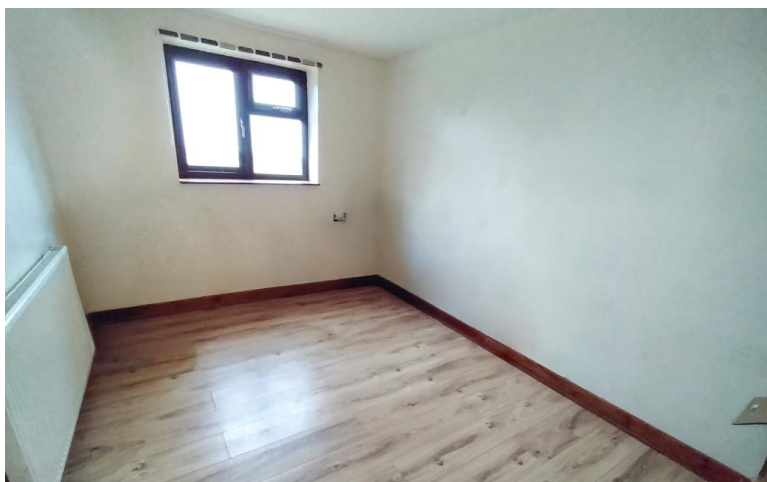
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

Current: Potential:

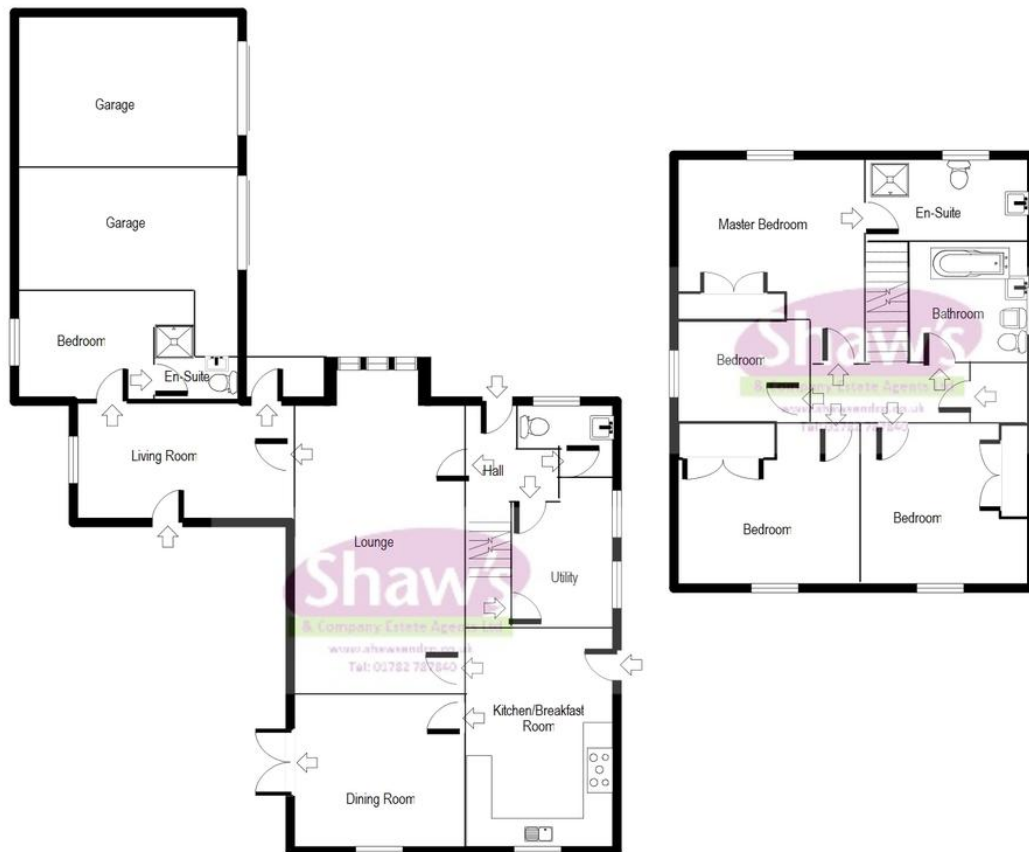












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This 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