



Church Street
Talke, ST7 1NX

- A TWO BEDROOM TERRACE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- TWO RECEPTION ROOMS, KITCHEN
- GROUND FLOOR BATHROOM
- TWO DOUBLE LARGE BEDROOMS
- REAR GARDEN AREA
- UPVC D/GLAZING & GAS C/HEATING

£99,500





Property Description

INTRO

A two bedroom terraced house offered for sale with NO CHAIN - Comprising two reception rooms, a fitted kitchen, ground floor bathroom, two double large bedrooms, potential space to split to create a third bedroom or to form a first floor bathroom. Externally a paved patio area leading to the rear garden which attracts the afternoon sun. UPVC double glazing & gas central heating. Some further cosmetic updating required. The property is located within easy access to all amenities, excellent road and rail links to all towns & cities yet with plenty of countryside, canal pathways close by for leisure & recreation. Viewing essential!

DIRECTIONS

Please follow Sat Nav for postcode ST7 1NX proceed off Congleton Road and the property can be found on the left hand side as identified by our for sale sign.

DINING ROOM

12' 7" x 11' (3.84m x 3.35m)



Window to the front, upvc glazed entrance door, radiator.

LOUNGE

12' 7" x 11' 10" (3.84m x 3.61m)

With UPVC french doors to the rear garden, radiator, under stairs store area. A feature fireplace with inset fire.

KITCHEN

12' 3" x 5' 7" (3.73m x 1.7m)

With fitted base and wall units, worksurfaces, splash back tiling, inset sink, spaces for appliances, the fridge and washing machine are included in the sale (not tested)



GROUND FLOOR BATHROOM

6' 11" x 6' 5" (2.11m x 1.96m)

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

FIRST FLOOR LANDING

BEDROOM ONE

16' 1" x 11' 1" (4.9m x 3.38m)

Window to the front, radiator.

BEDROOM TWO

16' 1" x 11' 1" (4.9m x 3.38m)

Window to the rear, radiator, over stairs area with access to the loft. Both bedrooms cover the ground floor entry.



EXTERNALLY

A paved patio area, leading to a good sized garden with potential, attracting the 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 .

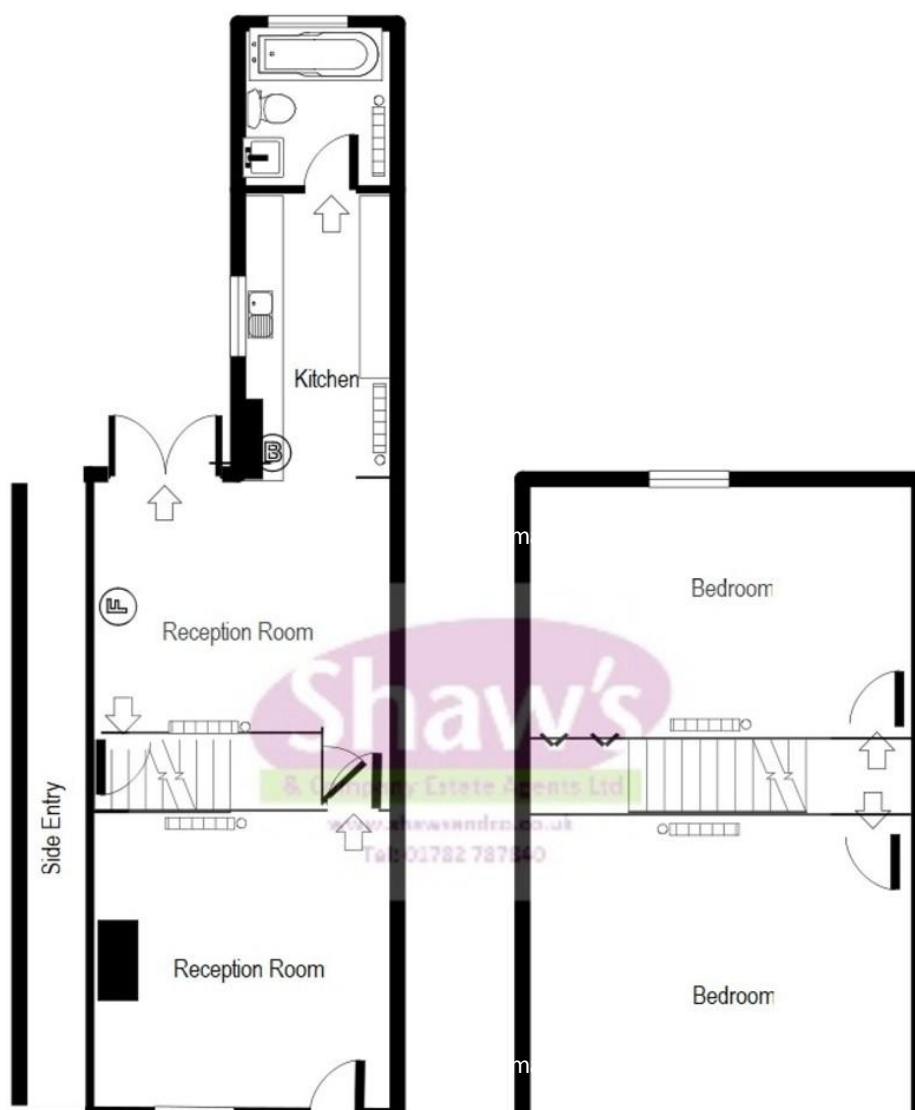
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 62D Potential: 83B



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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