



Bambury Drive
Talke, ST7 1GL

- BEAUTIFULLY PRESENTED
- EXTENDED SEMI DETACHED RESIDENCE
- LOVELY INTERNAL LAYOUT
- HALL, CLOAKS/W.C
- LOUNGE, ORANGERY ROOM
- THREE BEDROOMS
- ENSUITE & FAMILY BATHROOM
- UPVC D/GLAZING & GAS C/HEATING

£250,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented extended modern semi detached house with great sized accommodation & a great specification throughout which must be seen to be fully appreciated, comprising, hallway, a good sized kitchen/dining room, cloaks/w.c, lounge, an orangery over looking the garden. The ground floor & bathrooms lovely ceramic tiled floors. Three bedrooms, ensuite & a family bathroom. Externally landscaped gardens to the front and a lovely landscaped rear garden area. UPVC double glazing & gas central heating. The property was constructed by well respected Taylor Wimpey in approx 2019 & therefore offers a modern well planned home. Access is easy to all facilities, road links to the A34/A500 & rail networks. Viewing imperative without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1GL. Turn in to Bambury Drive and the property can be found on the right



hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a composite door with glazed panels. Staircase to the first floor. Ceramic tiled floor, radiator.

CLOAKROOM

Low level W.C, wash hand basin. Splash back tiling, radiator. Porcelain tiled floor.

LOUNGE

15' x 10' 8" (4.57m x 3.25m)

Window to the front elevation. Double radiator. Opening to:

ORANGERY

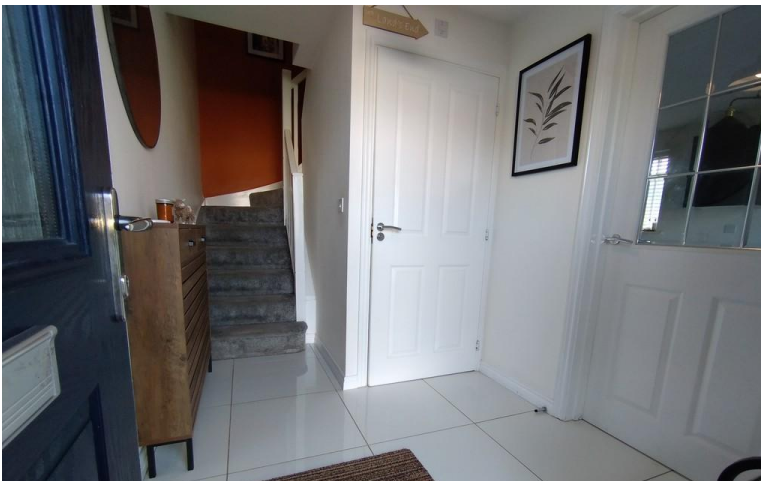
10' 11" x 8' 6" (3.33m x 2.59m)

Double glazed windows, insulated roof. Downlights to the ceiling. Ceramic tiled floor.

KITCHEN/DINER

15' x 9' 7" (4.57m x 2.92m)

Window to the front and side elevations. A range of wall and base units, single drainer sink unit, worksurface. Stainless steel splashback. Built in dishwasher, oven, hob with extractor over. Concealed washing machine. Defined dining area.



FIRST FLOOR LANDING

Access to the loft, storage cupboard. Radiator. Doors to:

BEDROOM ONE

11' 1" x 10' 10" (3.38m x 3.3m)

Window to the rear elevation, radiator. Door to:

ENSUITE

Window to the front elevation. Suite comprising: enclosed shower cubicle with an electric shower, low level W.C, wash hand basin. Ceramic tiled floor. Radiator.



BEDROOM TWO

10' x 8' 6" (3.05m x 2.59m)

Window to the front elevation, radiator.

BEDROOM THREE

9' 11" x 6' 2" (3.02m x 1.88m)

Window to the side elevation, radiator.

BATHROOM

Window to the front elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Splash back tiling, ceramic tiled floor.





EXTERNALLY

FRONT

Shrub borders. A driveway provides off road parking.

REAR

Fully enclosed landscaped garden. Shrub borders and 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 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

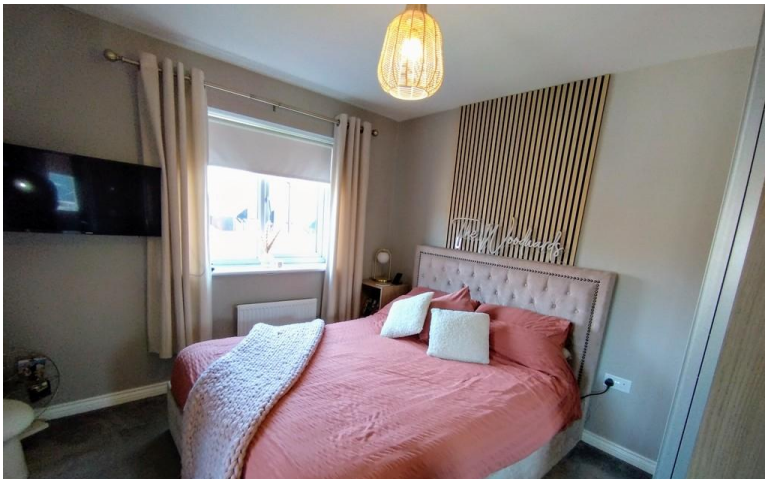
Newcastle Borough Council.

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.
The 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.
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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 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