



Lichfield Road
Talke, ST7 1SQ

- SEMI DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- NO CHAIN
- GOOD SIZED GARDENS
- PORCH, HALL, BAY WINDOW LOUNGE
- BREAKFAST KITCHEN
- TWO BEDROOMS
- UPVC D/GLAZING & GAS C/H

£175,000





Property Description

INTRO

Shaw's & Co are delighted to offer for sale a semi detached bungalow within a popular location and no chain with some further potential, an ideal first time buy, retirement or investment property. The accommodation comprises, porch, hallway, spacious lounge, kitchen/dining room, two bedrooms, a bathroom. Externally a good sized garden plot with gardens to the front and rear, a driveway and further parking in the rear garden, a detached garage. UPVC double glazing & gas central heating. Viewing essential. Access is easy to all amenities with road and rail links to the A34/A500 (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1SQ. Turn off Chester Road in to Lichfield Road and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE PORCH

Door to:



ENTRANCE HALL

Access to the loft, store cupboard.

LOUNGE

14' x 11' 5" (4.27m x 3.48m)

Walk in bay window to the front elevation, further window to the side elevation. Two radiators

KITCHEN/DINER

11' 6" x 8' 9" (3.51m x 2.67m)

Window to the rear elevations. A range of wall and base units, single drainer sink units, worksurface. Built in electric oven, gas hob with extractor over. Door to:



BOILER ROOM

With a Vailant Eco Tec Pro Tec 28 gas fired boiler.

BEDROOM ONE

10' 4" x 9' 9" (3.15m x 2.97m)

Window to the front elevation, built in wardrobes, radiator.

BEDROOM TWO

8' 10" x 8' 8" (2.69m x 2.64m)

Patio doors and window to the rear elevation, radiator.



BATHROOM

Window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling, radiator.

EXTERNALLY

FRONT

A landscaped garden area. A driveway extends to the side of the property and provides off road parking.

REAR

An elevated garden attracting the afternoon and evening sun. Laid to lawn with a paved patio.



GARAGE

20' 0" x 9' 0" (6.1m x 2.74m)

Concrete sectional construction.

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:

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

www.shawsandco.co.uk
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 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