



Cedar Avenue
Talke, ST7 1LA

- SEMI DETACHED HOUSE
- NO CHAIN
- CONVENIENT LOCATION
- CLOSE TO AMENITIES
- HALL, LOUNGE, DINING ROOM
- KITCHEN & ATTACHED OUTBUILDINGS
- FRONT & REAR GARDENS
- UPVC D/G, GCH

£185,000





Property Description

INTRO

Shaw's & Co are delighted to offer for sale a good sized semi detached house with no chain, an ideal first time buy and/or investment for the rental market, comprising hall, lounge, dining room, kitchen, attached outbuildings, three bedrooms, a family bathroom. Externally the property is set back from the road with a front garden, rear garden area. UPVC double glazing & gas central heating. Access to all amenities is close by with Kidsgrove and Talke within easy access. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1LA. From The Avenue, in to First Avenue turn in to Cedar Avenue, the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a external access door with glazed panels.



LOUNGE

15' 11" x 11' 5" (4.85m x 3.48m)

Window to the front elevation, radiator.

DINING ROOM

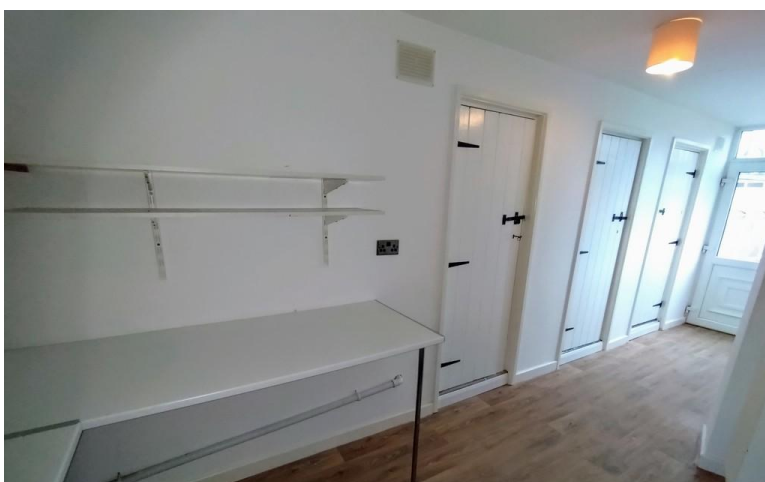
12' 0" x 9' 0" (3.66m x 2.74m)

Window to the rear elevation, radiator.

KITCHEN

9'9 x 8'9

Window to the rear elevation. A range of wall and base units ? drainer, worksurface. Radiator.



FIRST FLOOR LANDING

Window to the side elevation. Doors to:

BEDROOM ONE

12' 2" x 11' 6" (3.71m x 3.51m)

Window to the front elevation, radiator.

BEDROOM TWO

12' 0" x 9' 0" (3.66m x 2.74m)

window to the rear elevation, radiator.

BEDROOM THREE

9' 11" x 8' 4" (3.02m x 2.54m)

Window to the front elevation, radiator.



BATHROOM

Window to the rear elevation. Suite comprising a panelled bath, low level W.C, wash hand basin. A Baxi Duo Tec gas boiler. Radiator.

EXTERNALLY

FRONTAGE

Garden laid to lawn

REAR GARDEN

A landscaped rear garden area.



ATTACHED OUTBUILDINGS

Providing useful storage and a cloaks/w.c

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 .

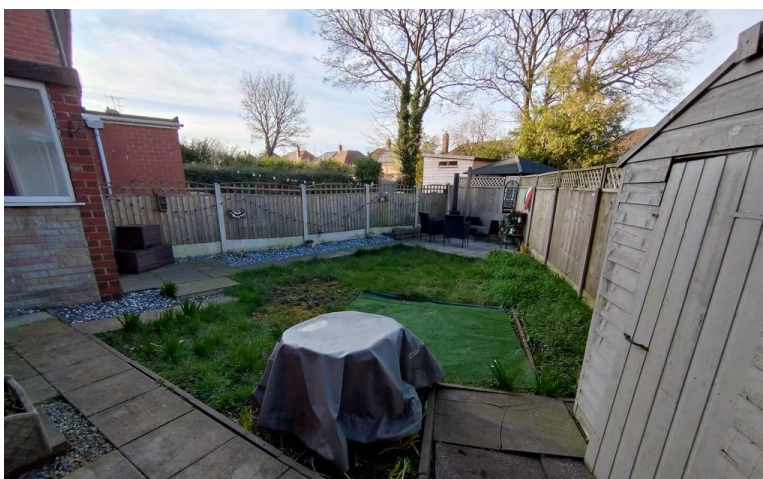
LOCAL AUTHORITY

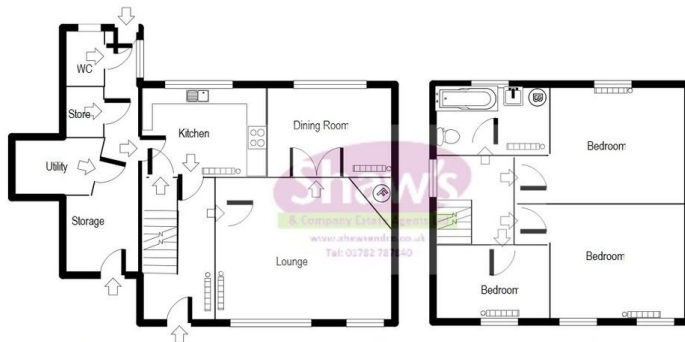
Newcastle Borough Council.

COUNCIL TAX BAND ?

EPC RATING (PDF available online)

Current: Potential:



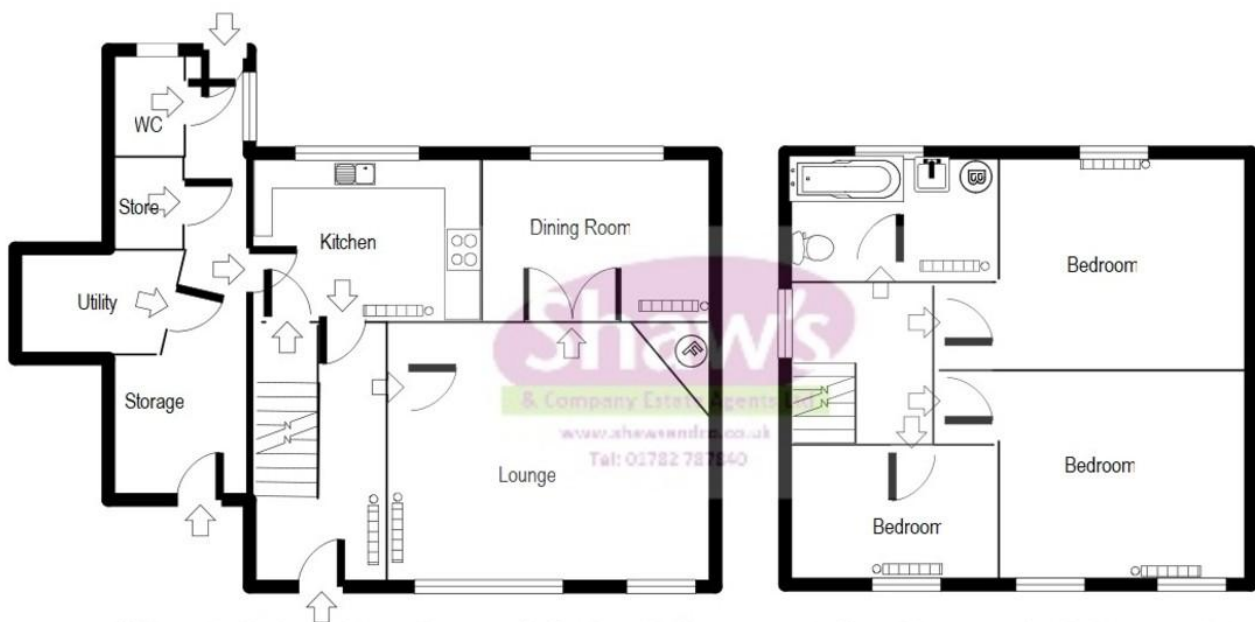


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.

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