

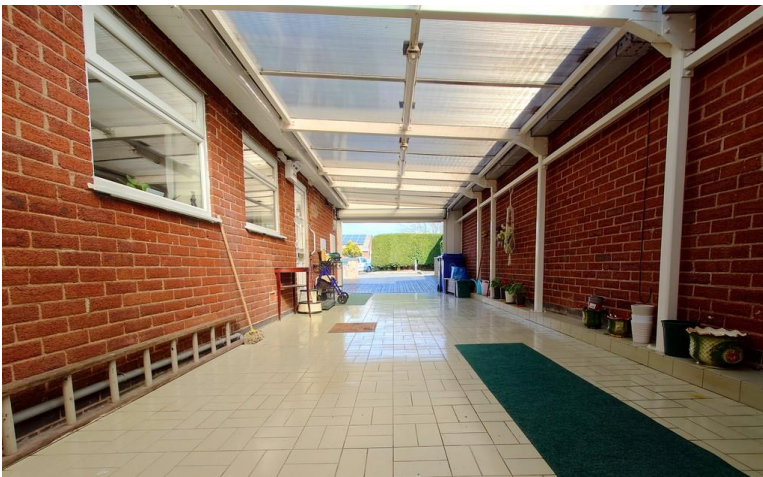


Milton Crescent
Talke, ST7 1PF

- AN EXTENDED DETACHED BUNGALOW
- TWO BEDROOMS, TWO BATHROOMS
- NO CHAIN - READY TO MOVE INTO
- SPACIOUS ACCOMMODATION
- BEAUTIFULLY KEPT THROUGHOUT
- CUL DE SAC
- LOVELY TUCKED AWAY LOCATION
- GOOD SIZED DRIVEWAY, CARPORT & UTILITY AREA

£239,950





Property Description

INTRO

We are proud to list this superbly presented detached and extended bungalow, with **TWO BEDROOMS**, **TWO BATHROOMS** and **NO CHAIN!** Set in a tucked away cul de sac location, this one isn't to be missed! Immaculately presented throughout; front driveway, carport with electric shutter, and further laundry room, and beautifully presented rear garden with all day sun! Comprising a hall opening into a dining room, kitchen, sun trap lounge in the extended area, and the two bedrooms and two bathrooms. UPVC double glazing, updated electrics and gas central heating from a Worcester combi (Fully serviced). Needs to be seen to be appreciated with the spacious accommodation, presentation and quiet location!

DIRECTIONS

Please use postcode **ST7 1PF** for Sat Nav/Google Maps. From the **A5011**, proceed up Coalpit Hill and turn right into Walton Way, and left into Lynne Avenue. Turn left into Milton Crescent, where the property can be found on the right hand side at the end of the road, as identified by our



For Sale sign.

ACCOMMODATION

HALL/ DINING ROOM

16' 6" x 12' 6" (5.03m x 3.81m)

UPVC side entrance door from the carport. Central heating thermostat. Two windows to the side. Loft access via pull down ladder (being insulated and with boarding) Doors to both bedrooms and opens into the lounge area. Wooden flooring. Coving to the ceiling. Door to:

KITCHEN

10' 3" x 7' 8" (3.12m x 2.34m)

Comprising a fitted kitchen with base and wall mounted cupboard units, and worksurfaces over. Window to the front. Radiator. Single drainer sink unit. Gas oven/grill and hob. Integrated fridge, and separate freezer. Door to cupboard housing Worcester Bosch gas combi boiler (with full service history).

LOUNGE

19' 5" x 18' 10" (5.92m x 5.74m)

An extended room, with beautiful outlook to the rear garden and a lovely little sun trap! Gas fire with hearth. Double French doors and windows to the rear. Coving to the ceiling. Radiator.



BEDROOM ONE

14' 7" x 11' 5" (4.44m x 3.48m)

Window to the front, radiator. Fitted wardrobes and draws/units. Coving to the ceiling. Wooden flooring. Door to:

BATHROOM/ ENSUITE

6' 6" x 6' 5" (1.98m x 1.96m)

Comprising a panelled bath with shower screen and shower on wall, low level W.C and wash hand basin. Tiled walls. Updated towel radiator. Wooden flooring.



BEDROOM TWO

11' 4" x 8' 4" (3.45m x 2.54m)

Velux sky light window. Radiator. Fitted wardrobes.

SHOWER ROOM

7' 5" x 5' 1" (2.26m x 1.55m)

Comprising an enclosed shower cubicle with shower curtain, low level W.C and wash hand basin. Part tiled walls, radiator. With having access from the dining room.

EXTERNALLY

FRONTAGE





Set at the head of a cul de sac. Enclosed by a wall, with shrub borders. A well maintained impression concrete driveway provides parking. Leads to:

CARPORT

32' 11" x 11' 5" (10.03m x 3.48m)

A great sized and well presented carport with further parking, and having electric front roll down shutters. Electric consumer unit. Door to:

LAUNDRY ROOM

A useful extra room, currently having worksurface and space/plumbing for a washer/dryer. Door to rear garden.



REAR GARDEN

A sublimely presented rear laid to lawn garden, with shrub borders and fencing and a paved patio area. Offering a lovely amount of privacy, and attracting the sun ALL DAY! The roof has been well maintained, and the guttering and UPVC facias/soffits have all been updated.

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



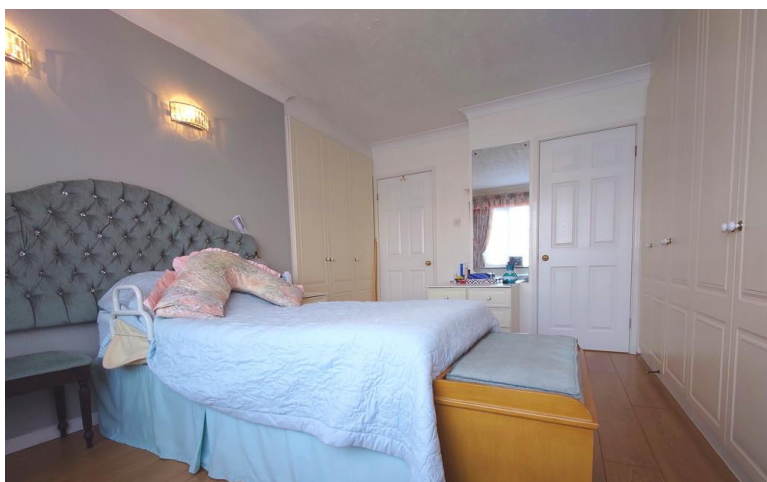
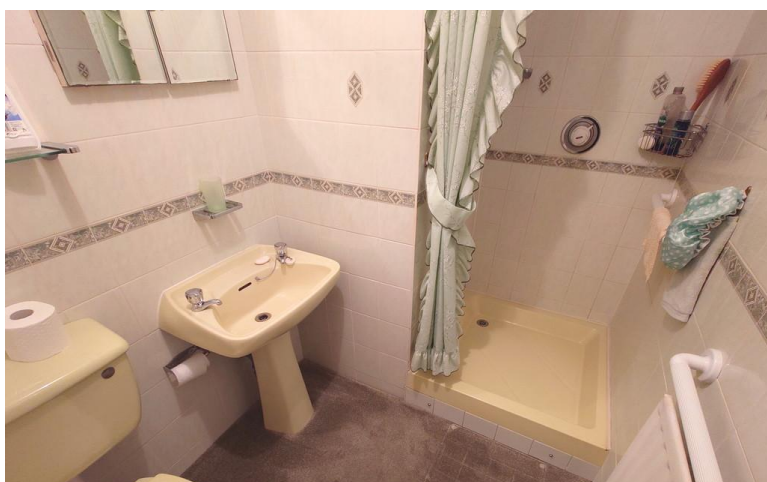


including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY
Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)
Current: 64D Potential: 80C









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 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.