

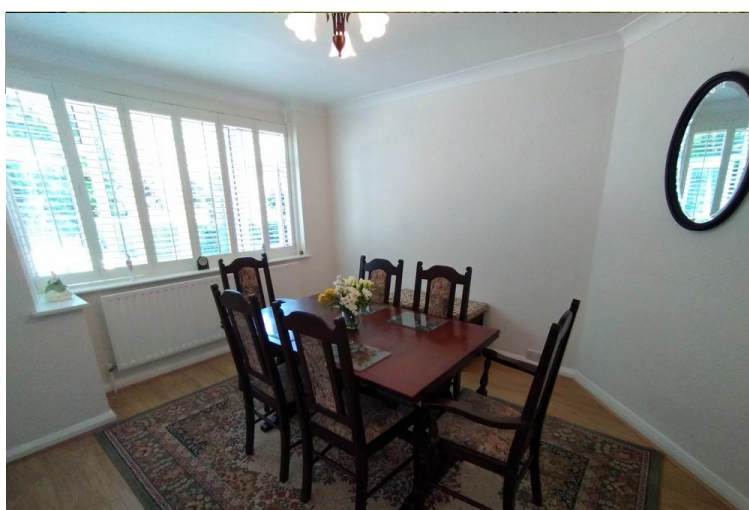


Crown Bank
Talke, ST7 1PU

- A SEMI DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- GOOD SIZED LANDSCAPED GARDENS
- OPEN VIEWS TO THE REAR
- NO CHAIN
- HALL, SPACIOUS LOUNGE, DINING ROOM
- KITCHEN, CLOAKS/W.C
- THREE BEDROOMS, SHOWER ROOM

£222,500





Property Description

INTRO

Located within a popular, well regarded & convenient location a mature semi detached house with no chain, comprising, hallway, a bay window dining room, good sized lounge, kitchen, utility/cloaks/w.c two double bedrooms, a third bedroom, a first floor shower room. Externally a large plot with a front garden, a block paved driveway, a wide pathway to the side of the house to an outbuilding/garage. Leading to the patio and good size rear garden laid to lawn with open views to the rear. UPVC double glazing & gas central heating. Access is easy to all amenities & road links to the A34/A500 (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1PU. From Cauldwell traffic lights, proceed through Coal Pit Hill and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE PORCH





Entered through a UPVC entrance door, tiled floor, internal door to:

ENTRANCE HALL

Staircase to the first floor, under stairs store, radiator.

DINING ROOM

13' x 10' 9" (3.96m x 3.28m)

Bay window to the front elevation, radiator. Coving to the ceiling.

LOUNGE

17' 7" x 10' 8" (5.36m x 3.25m)

Large patio doors to the rear elevation, having views over the garden and countryside. A feature fireplace with inset fire.



KITCHEN

9' 3" x 6' (2.82m x 1.83m)

Window to the side elevation. A range of wall and base units, ceramic single drainer sink unit, worksurface. Built in double oven, hob with extractor over.

CLOAKROOM/UTILITY

7' 1" x 6' 3" (2.16m x 1.91m)

Window to the rear elevation. Low level W.C. Wall mounted Main Eco Elite gas central heating boiler. Glazed side access door.



FIRST FLOOR LANDING

Window to the side elevation. Coving to the ceiling. Doors to:

BEDROOM ONE

11' x 10' 9" (3.35m x 3.28m)

Window to the rear elevation with far reaching views over the garden, countryside and the Cheshire Plane. Fitted wardrobes, radiator.

BEDROOM TWO

12' 5" x 10' 9" (3.78m x 3.28m)

Window to the front elevation, Laminate flooring, radiator.

BEDROOM THREE

6' 8" x 5' 11" (2.03m x 1.8m)

Window to the front elevation, laminate flooring, radiator. Access to the loft.



BATHROOM

7' 10" x 5' 10" (2.39m x 1.78m)

Window to the rear elevation. Suite comprising: a corner shower cubicle, low level W.C, wash hand basin. fully tiled walls where visible, chrome towel radiator.



EXTERNALLY

FRONTAGE

A good sized garden laid to lawn with shrub borders. A block paved driveway provides off road parking. A wide pathways leads to:

REAR

Attracting the afternoon sun and backing onto countryside. Far reaching views to the Cheshire Plain. A landscaped garden laid to lawn with shrub borders. A paved patio. Water tap.



OUTBUILDING

15' 8" x 8' 0" (4.78m x 2.44 m)

Of concrete sectional construction. Front up and over door, window to the side.

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 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:





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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