



Woodlands Avenue
Talke, ST7 1LE

- EXTENDED DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- SPACIOUS KITCHEN, LOUNGE
- EXTENDED BEDROOM 1
- BEDROOM 2, BATHROOM
- GARAGE, GARDEN ROOM, KITCHEN
- UPVC D/G, GAS C/H
- NO CHAIN

£235,000





Property Description

INTRO

Shaw's & Co are delighted to offer a brilliant opportunity to acquire an extended detached bungalow within a well regarded location which must be viewed to be fully appreciated, comprising, a spacious kitchen/dining room, lounge, inner hall, an extended bedroom one, bedroom two, bathroom. An attached garage, garden rooms and kitchen. UPVC double glazing & gas central heating. No chain. Landscaped gardens. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1LE. Turn in to Woodlands Avenue and the property can be found on the left hand side, as identified by our for sale sign.

KITCHEN

Entered through a UPVC door. Window to the side elevation. A range of wall and base units, single drainer sink unit, worksurface. Tiled floor, radiator.



LOUNGE

15' 10" x 12' 5" (4.83m x 3.78m)

Bow window to the front elevation. Feature fireplace with gas fire, radiator.

INNER HALL

Store cupboard.

BEDROOM ONE

16' 11" x 13' 11" reducing to 9' 6" (5.16m x 4.24m)

Window to the rear elevation. Fitted wardrobes, radiator.

BEDROOM TWO

11' 5" x 9' 7" (3.48m x 2.92m)

Window to the rear elevation, double radiator.

BATHROOM

Window to the rear elevation. Suite comprising: panelled bath, enclosed shower cubicle, low level W.C, wash hand basin. Double radiator, access to the loft.



ATTACHED GARDEN ROOM

16' 3" x 7' 3" (4.95m x 2.21m)

Brick construction with a flat roof. Patio doors to the rear, two windows. Door to:

KITCHEN

10' 5" x 5' 6" (3.18m x 1.68m)

Window to the side elevation. Fitted units, single drainer sink unit.



ATTACHED GARAGE

Up and over door.

EXTERNALLY

FRONTAGE

Landscaped garden laid to lawn with shrub borders. Driveway provides off road parking.

REAR

Landscaped garden laid to lawn with shrub borders.

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:





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Kidsgrove
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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