



## Jamage Farm Cottages

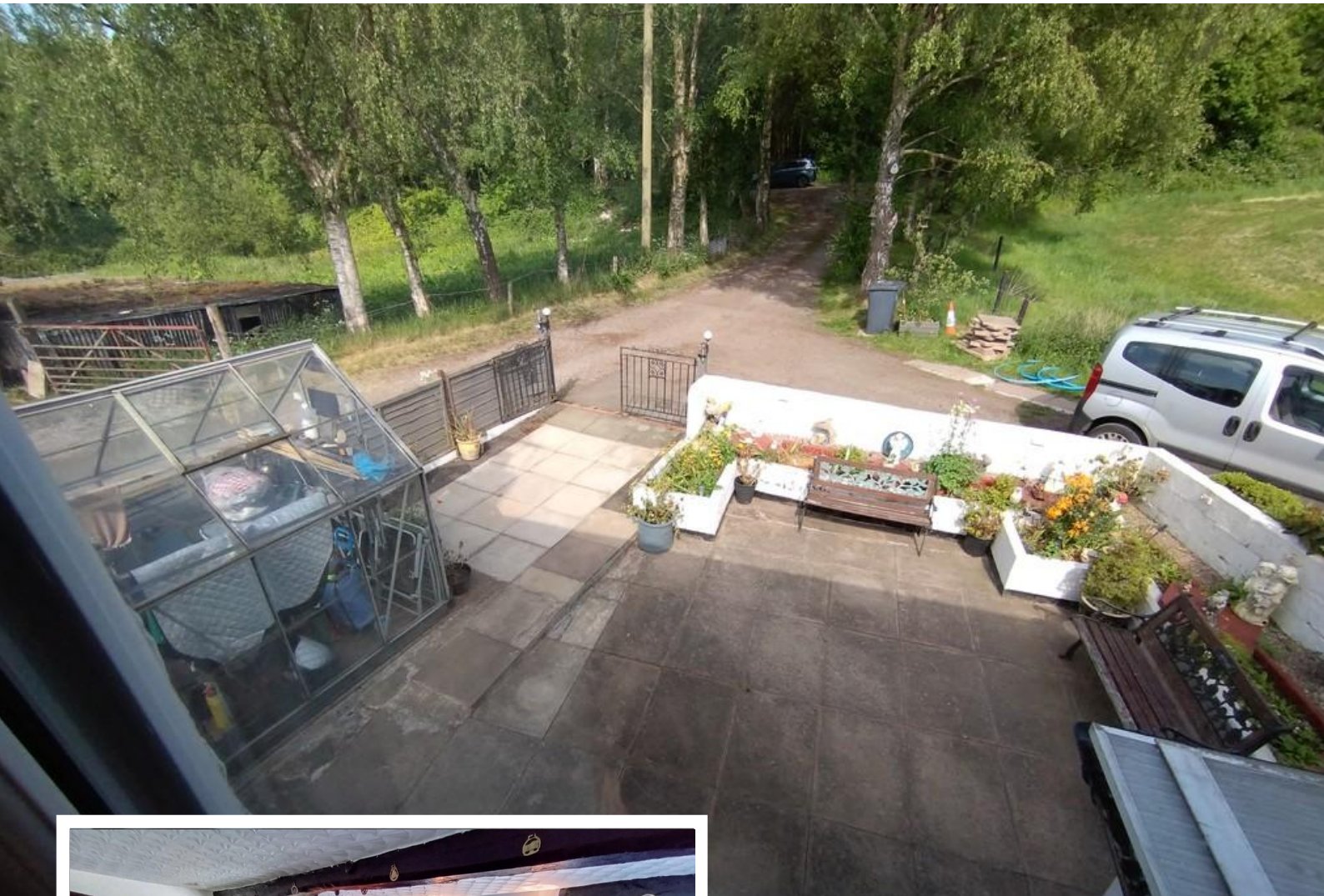
Talke Pits, ST7 1UL

- SEMI DETACHED HOUSE
- WITHIN A RURAL LOCATION
- FURTHER POTENTIAL TO UPDATE
- NO CHAIN
- PORCH, LOUNGE, KITCHEN/DINER
- BATHROOM, OFFICE
- LANDING/BEDROOM & MASTER BEDROOM
- UPVC D/G SOLID FUEL C/H & WATER

**£145,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer for sale a semi detached cottage with a rural location with much potential to improve etc comprising porch, lounge, office area, a breakfast kitchen, a ground floor bathroom, first floor landing/potential bedroom, and a double bedroom. Externally a paved garden to the front, a paved rear patio area. UPVC double glazing, solid fuel heating and central heating. No chain. Located within the countryside yet with easy access to all amenities. Viewing by appointment. (draft details subject to approval)

### ENTRANCE PORCH

UPVC double glazed door and windows, door to;

### LOUNGE

17' 1" x 15' 11" (5.21m x 4.85m)

With a fireplace and back boiler for central heating and hot water, stair case to the first floor, 2 radiators. Under stairs store area.







#### OFFICE AREA

9' 3" x 4' 8" (2.82m x 1.42m)

Window to the front, radiator.

#### KITCHEN/DINER

11' 10" x 9' 8" (3.61m x 2.95m)

Comprising fitted units and work tops, inset sink, window to the side, UPVC external access door. Radiator.

#### GROUND FLOOR BATHROOM

Window to the front, radiator, low level W.C wash hand basin, pannelled bath and electric over bath shower, splash back tiling.



#### FIRST FLOOR LANDING

Window to the front, radiator, potential to create a bedroom area. Door to;

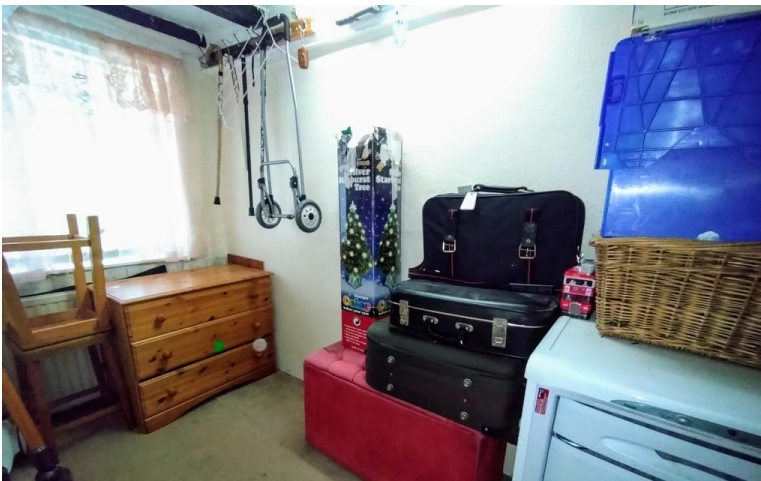
#### BEDROOM ONE

11' 8" x 9' 5" (3.56m x 2.87m)

Window to the front with a pleasant view, radiator, a hot water cylinder cupboard with a copper hot water cylinder etc.

#### EXTERNALLY

A paved front garden area, with parking space.



#### REAR YARD

A paved yard area, we are informed currently with a Land Registry application for Possessory Title.

#### 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](mailto: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

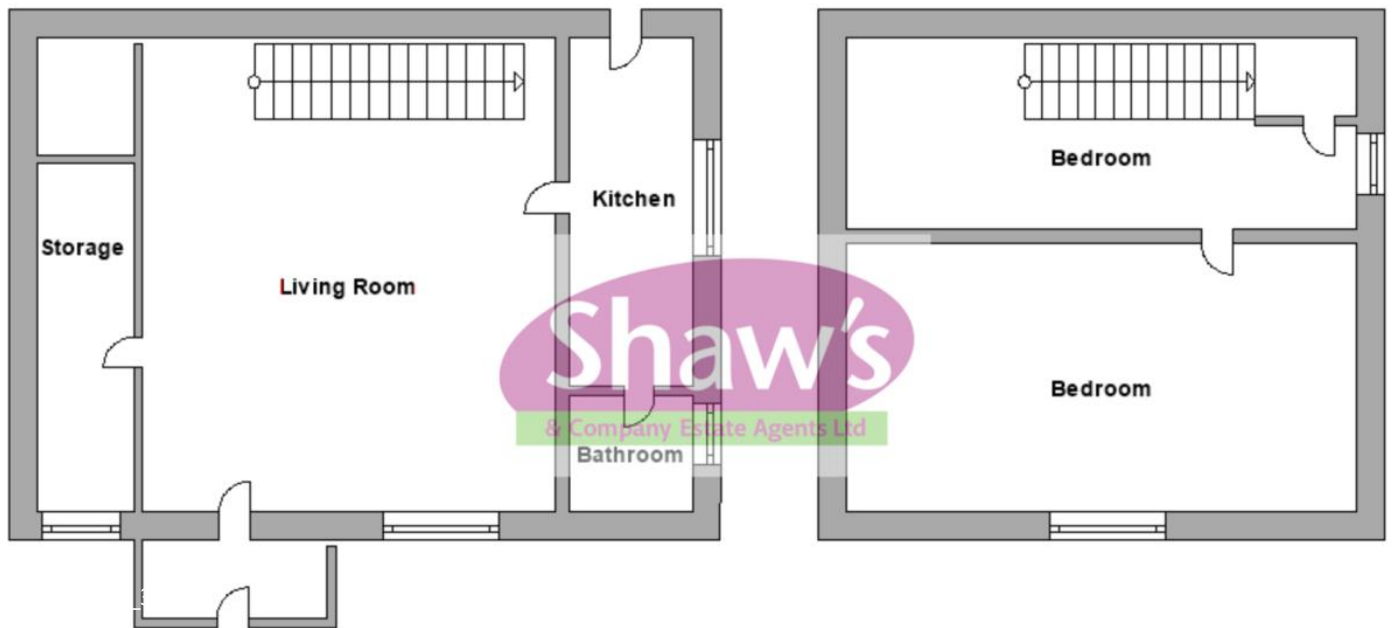
## EPC RATING (PDF available online)

Current: 23F Potential: 60D









Whilst every attempt has been made to ensure the accuracy of the floorplan 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 floorplan 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.

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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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