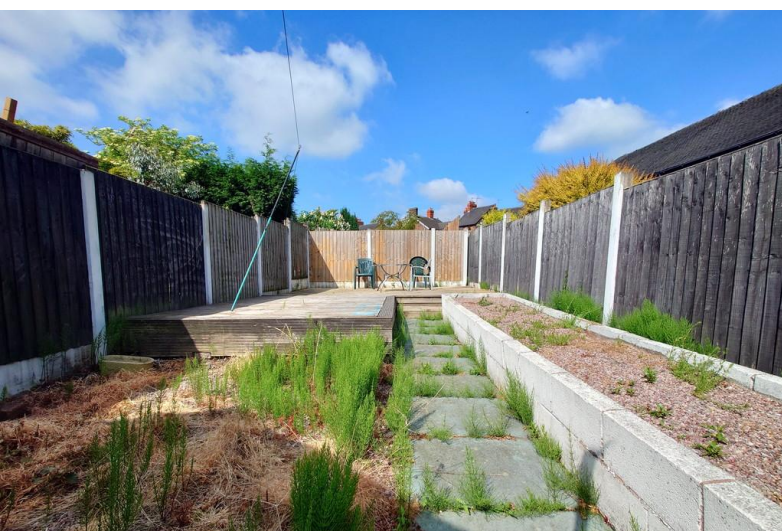




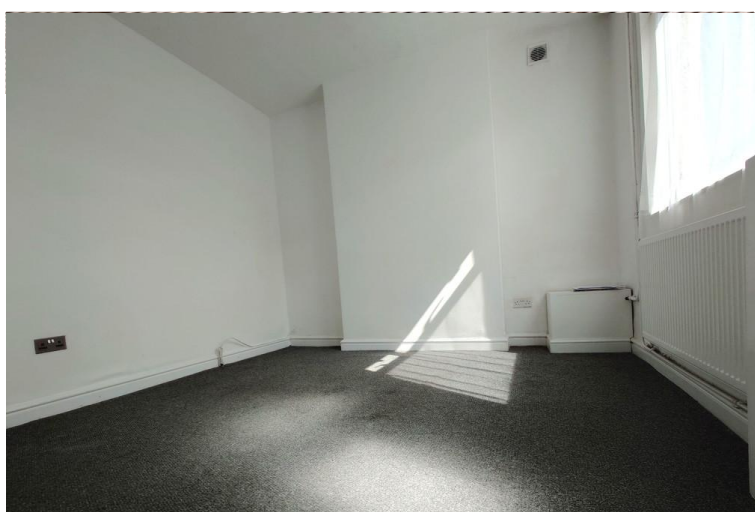
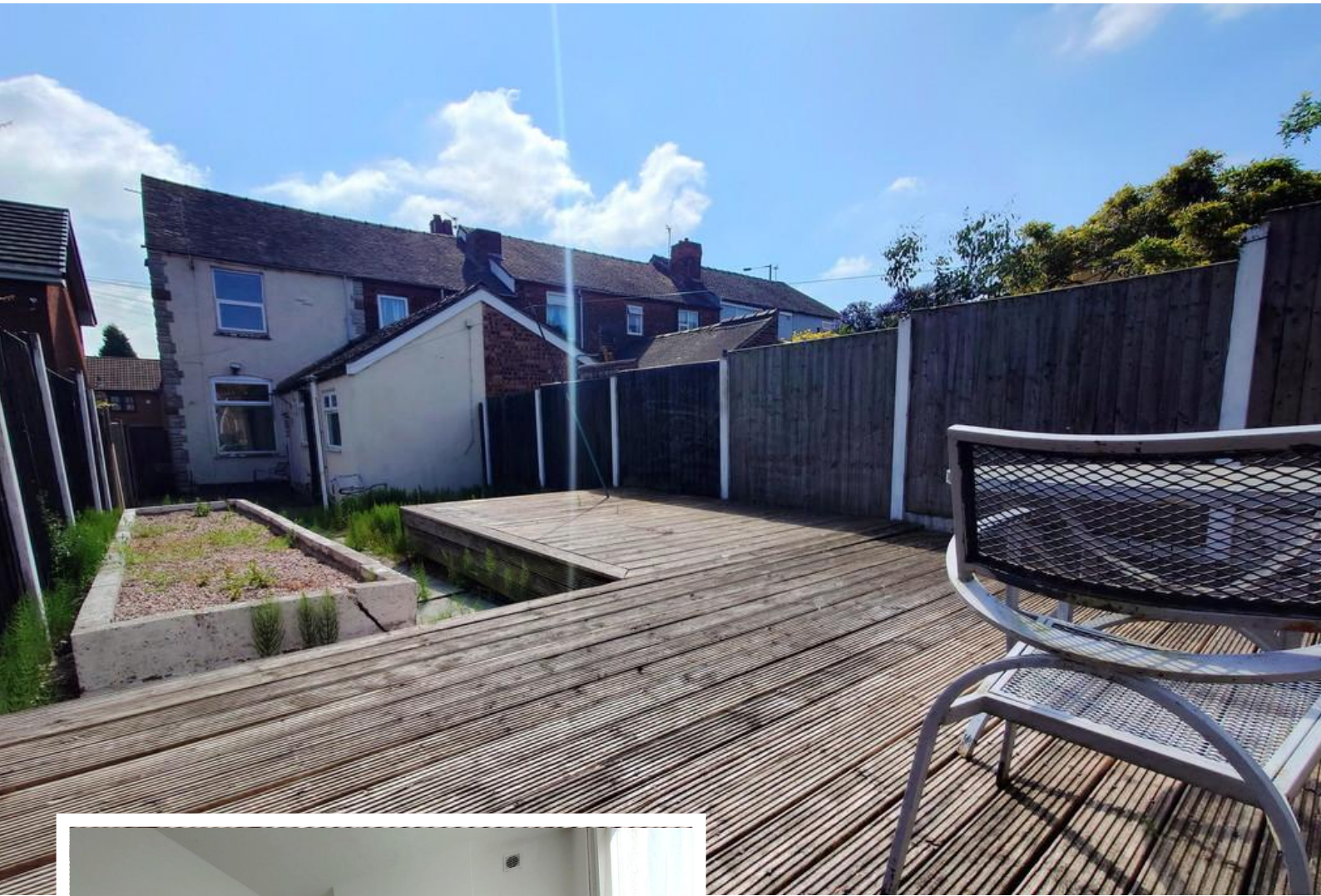
## Congleton Road Talke, ST7 1NE

- A SPACIOUS END TOWN HOUSE
- TWO RECEPTION ROOMS
- UPDATED KITCHEN
- GROUND FLOOR WHITE BATHROOM
- THREE BEDROOMS
- UPVC D/G & GAS C/HEATING
- GOOD SIZED REAR GARDEN
- POPULAR & CONVENIENT LOCATION

**£119,950**







## Property Description

### INTRO

An ideal first time buy or investment property - A THREE BEDROOM end terraced house with NO CHAIN - And comprising two reception rooms, an updated kitchen with integrated dishwasher, and white ground floor bathroom. Three bedrooms, two have walk-in wardrobes, a landing area with a wardrobe/store area. Externally a forecourt to the frontage, a paved patio area leading to a good sized rear garden, being paved and with a decking area and benefiting attracting the afternoon sun. UPVC double glazing & gas combi heating. The property is within easy access to all amenities and excellent road & rail links, canal side walks are close by. Viewing essential without further delay!

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1NE from Red Bull lights the property can be found on the right hand side as identified by our For Sale Sign.





#### LOUNGE

11' 9" x 11' 3" (3.58m x 3.43m)

UPVC front entrance door window to the front, radiator.

Door to:

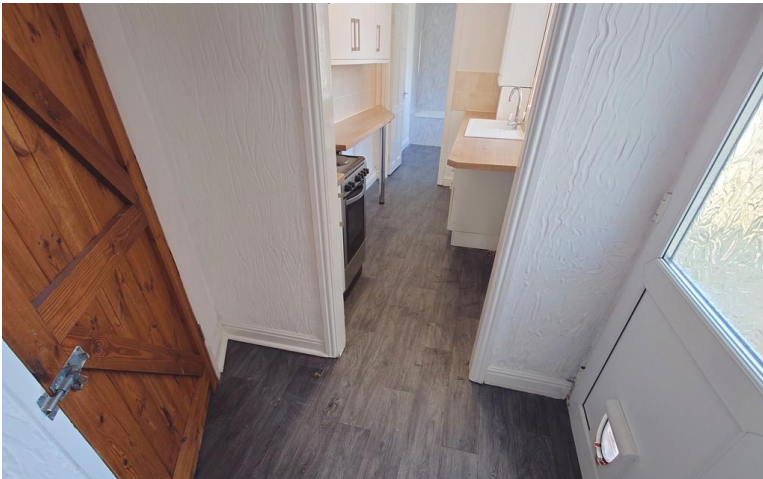
#### DINING ROOM

11' 8" x 11' 1" (3.56m x 3.38m)

Window to the rear. Understairs store area, radiator. door to the staircase to the first floor. Door to:

#### REAR HALL

Part glazed Upvc external door. Door to the shared entry.



#### KITCHEN

10' 11" x 5' 8" (3.33m x 1.73m)

Comprising an updated kitchen with base and wall units, single drainer, sink. integrated dishwasher. Baxi Duo Tec Combi gas central heating boiler. Window to the side, free standing fridge freezer included and cooker. Splash back tiling. Door to:

#### BATHROOM

9' 10" x 5' 11" (3m x 1.8m)

Comprising a panelled bath, low level w.c, wash hand basin, window to the side, shower screen walls, radiator.

#### FIRST FLOOR LANDING

With store cupboard/wardrobe off.



#### BEDROOM ONE

11' 2" x 8' 9" (3.4m x 2.67m)

Window to the front, door to wardrobe area, radiator.

#### BEDROOM TWO

8' 2" x 6' 4" (2.49m x 1.93m)

Window to the front, door to wardrobe area ,radiator.

#### BEDROOM THREE

8' 2" x 6' 4" (2.49m x 1.93m)

Window to the front, radiator.



#### EXTERNALLY

##### FORECOURT TO THE FRONTAGE

A paved frontage, access to the covered entry, shared access with no 28.

##### REAR GARDEN

A paved patio area leading to a good sized garden area, having decking area and being enclosed with fencing. A nice sun trap, with further potential to make your own!



#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### 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.

#### 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 .

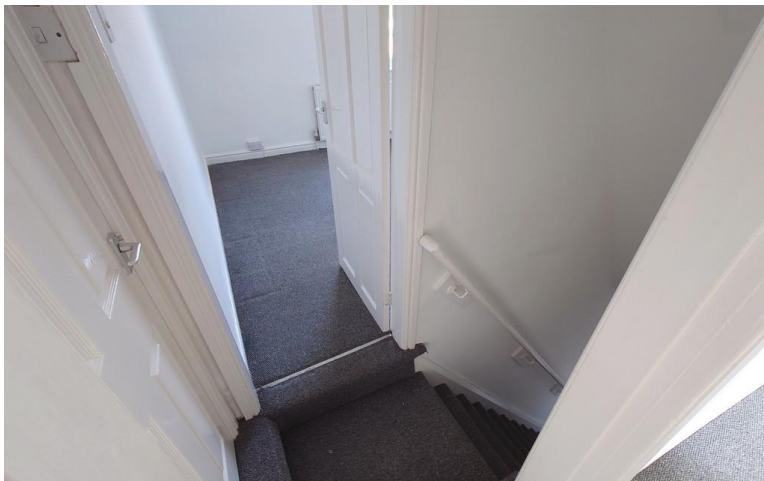
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 47E Potential: 83B











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

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01782787840

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