

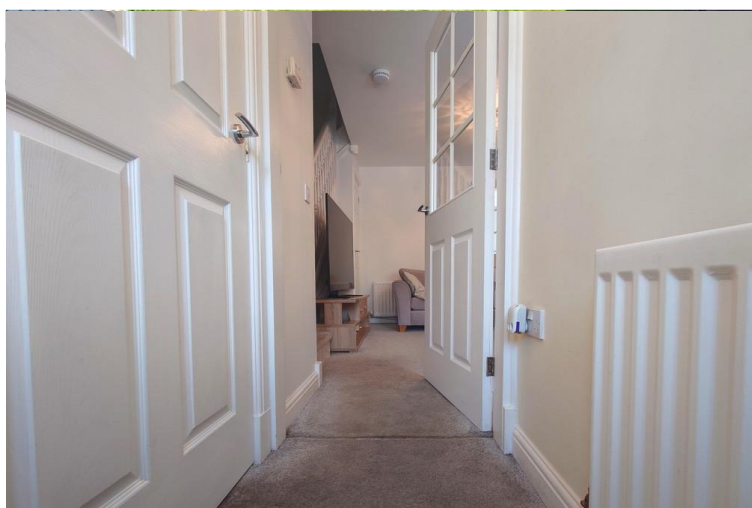


Princess Street
Talke Pits, ST7 1QN

- A MID MEWS PROPERTY
- THREE BEDROOMS
- SUPERB PRESENTATION
- MODERN KITCHEN/ DINER
- GOOD SIZE LOUNGE, CLOAKS/W.C
- CONSERVATORY/UTILITY
- BATHROOM & ENSUITE
- PARKING TO THE REAR

£165,000





Property Description

INTRO

A gorgeous THREE BEDROOM mid mews property, immaculately presented and updated to a high specification throughout! Sitting in a nice tucked away location, and with parking spaces to the rear, the property also benefits from a lovely laid to lawn rear garden. Comprising entrance hall, ground floor cloaks/W.C, a spacious lounge, a slick and modern kitchen/diner, into a conservatory/utility, and to the first floor are the bedrooms, with family bathroom and separate ensuite. UPVC double glazing and gas central heating. Leasehold Tenure (£235.25 per annum) A highly convenient location, with being in easy access to the A34/A500 and the nearby Freeport for amenities. Absolutely ready to move into - Don't hesitate to contact our team today before this gets snapped up!

LEASEHOLD TENURE

The property is of leasehold Tenure. We understand the only Leasehold costs involved are £235.25 per annum for the ground rent/service charge. 999 years were remaining



on the lease from when the property was built in 2006.

DIRECTIONS

Please use postcode ST7 1QN for Sat Nav/Google Maps. From High Street, Talke, turn left into Princess Street, and follow the road round to the left, where the property can be found at the head of the cul-de-sac as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

5' 5" x 2' 11" (1.65m x 0.89m)

Composite front entrance door. Radiator. Alarm panel.

CLOAKS/ W.C

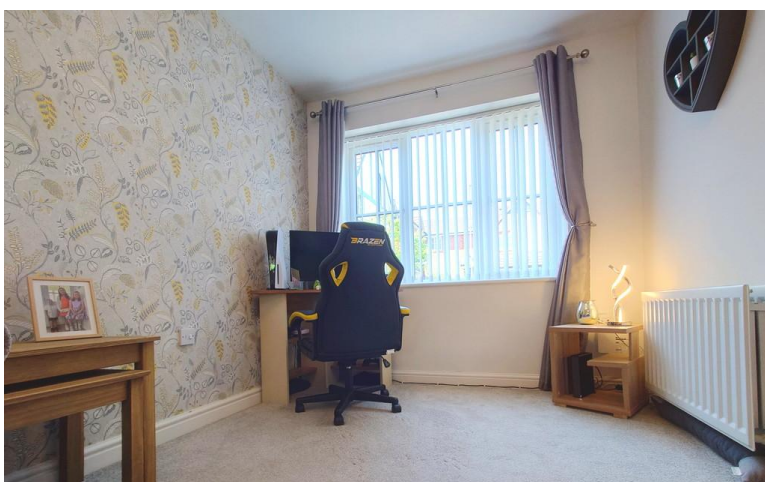
6' 10" x 3' 1" (2.08m x 0.94m)

A low level W.C, with wash hand basin. Vinyl flooring. Frosted window to the front. Extractor fan.

LOUNGE

18' 2" x 15' (5.54m x 4.57m)

A spacious living room, with window to the front, and two radiators. Staircase to the first floor, with useful understairs storage cupboard. Two ceiling light fittings. Door to:



KITCHEN/ DINER

14' 11" x 8' 9" (4.55m x 2.67m)

A stylish and modern fitted kitchen, with defined breakfast bar area for dining space. Feature hanging ceiling light, and spotlights to the ceiling. A range of base and wall mounted cupboard units with worksurfaces over. Splash back tiling. Single drainer sink unit. Integrated eye level electric oven/grill. Induction hob with extractor hood over. Integrated dishwasher. Space for a tall standing American style fridge freezer. Window, and French doors to the Conservatory/utility. Tall radiator. Vinyl laminate effect flooring.



CONSERVATORY/ UTILITY

12' 7" x 6' 4" (3.84m x 1.93m)

A conservatory, being currently used as a utility. Space and plumbing for a washing machine, with worksurface over. UPVC windows and French doors to the garden and Perspex roof. Vinyl laminate effect flooring.



FIRST FLOOR LANDING

Access to the loft via pull down ladder (the loft being insulated and part boarded).

BEDROOM ONE

Window to the front, radiator. Fitted wardrobes. Door to:



ENSUITE

8' 11" x 3' 5" (2.72m x 1.04m)

Enclosed shower cubicle having mains pressured shower, with glass screen and tiling behind. Low level W.C and wash hand basin. Frosted window to the front. Extractor fan.

BEDROOM TWO

10' 2" x 7' 11" (3.1m x 2.41m)

Window to the rear, radiator.

BEDROOM THREE

9' x 6' 9" (2.74m x 2.06m)

Window to the rear, radiator.



BATHROOM

7' 10" x 5' 6" (2.39m x 1.68m)

A white suite with panelled bath and overbath shower, low level W.C and wash hand basin. Extractor fan. Radiator.

EXTERNALLY

FRONTAGE

A paved pathway to the front door. Arch to the parking area behind.



REAR GARDEN

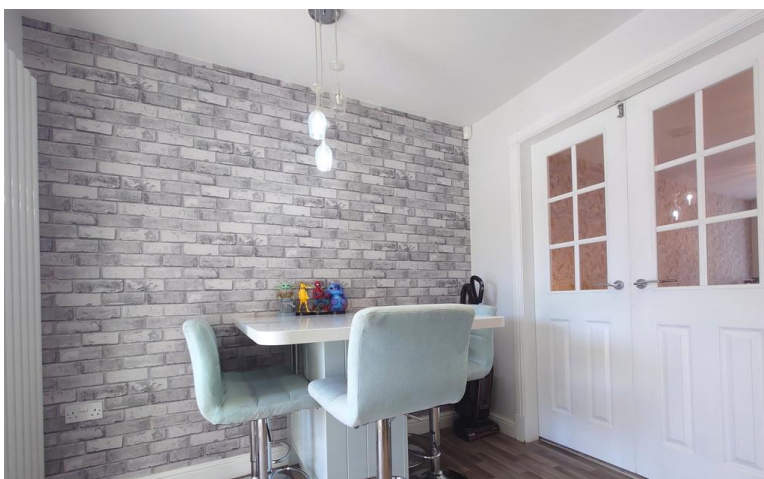
A paved pathway, opens to a nice and private laid to lawn garden area, being enclosed with fencing. Gate access to the parking area.

PARKING

One official parking space, with multiple guest parking spaces being available.

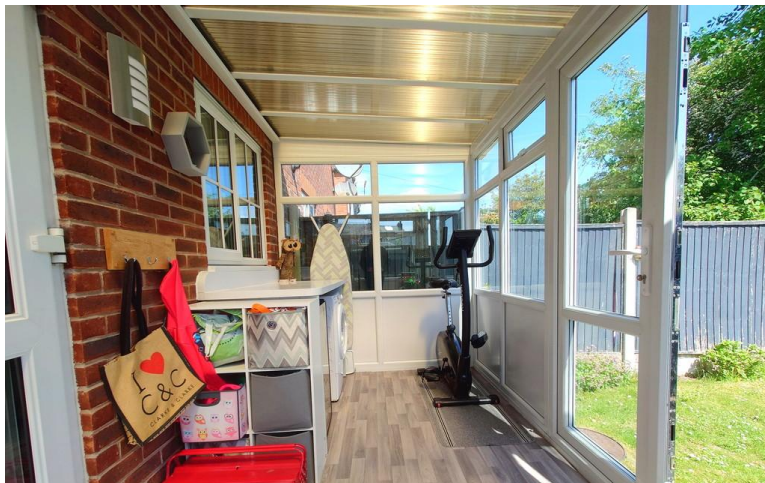
VIEWING ARRANGEMENTS

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. 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

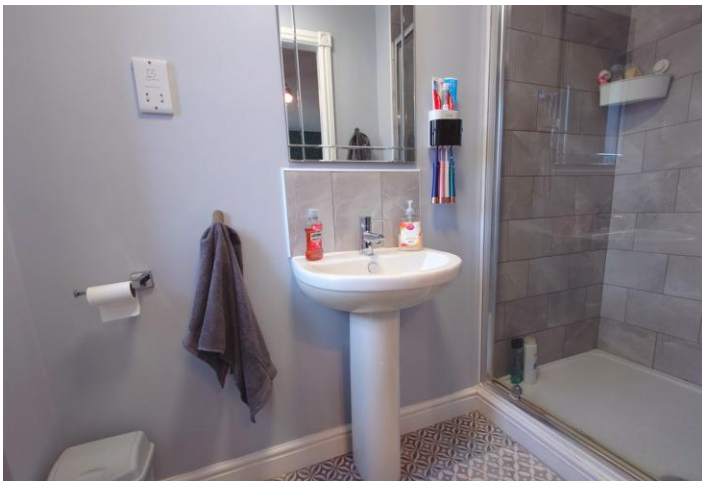
Newcastle Borough Council.

COUNCIL TAX BAND B

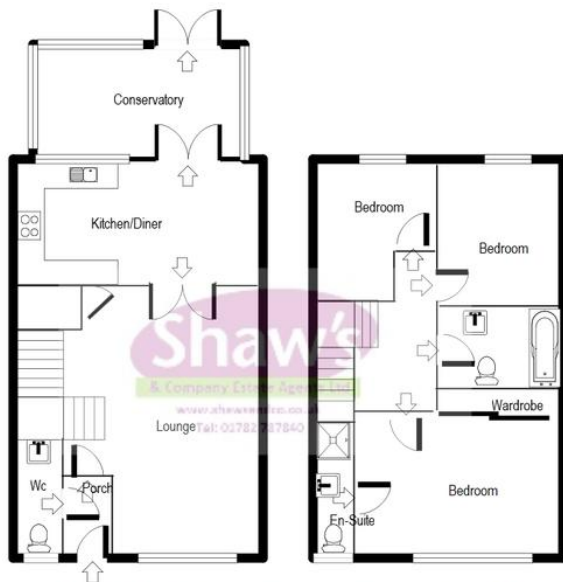
EPC RATING (PDF available online)

Current: 75C Potential: 88B









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 floor plan 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

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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