



**Mitchell Avenue**  
Talke, ST7 1JR

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- FURTHER POTETIAL TO UPDATE ETC
- GOOD SIZED REAR GARDEN
- HALL, CLOAKS/W.C, KITCHEN
- LOUNGE/DINING ROOM
- UPVC D/GLAZING & GAS C/HEATING

**£174,995**







## Property Description

### INTRO

Located within a cul de sac location a good sized three bedroom semi detached house with no chain & further potential to update & improve, within a good sized large rear garden plot ideal for the growing family. The property comprises hall, cloaks/w.c spacious lounge/dining room, kitchen, attached outbuilding, three good sized bedrooms and a first floor bathroom. Externally a good size gravel/paved driveway for plenty of parking, leading to a garage/outbuilding. Access to the good sized large lawn rear garden, with a great degree of privacy and attracting afternoon sun. UPVC double glazing & gas central heating. All amenities are close by, viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1JR. Proceed along Cedar Avenue and left in to Mitchell Avenue, straight over the cross roads and the property can be found on the right hand side, as identified by our for sale sign.





#### ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor, radiator.

#### CLOAKROOM

Window to the front elevation. Low level W.C, wash hand basin. Splash back tiling, PVC ceiling.

#### LOUNGE/DINER

17' 9" x 14' 6" (5.41m x 4.42m)

Windows to both the front and rear elevations. Fireplace with gas fire, coving to the ceiling, double radiator.



#### KITCHEN

9' 6" x 9' 5" (2.9m x 2.87m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Tiled floor, double radiator. Door to:

#### ATTACHED OUTBUILDINGS

19' 11" x 6' 0" (6.07m x 1.83m)

With further potential. Currently used as a storage area front and rear access doors.

#### FIRST FLOOR LANDING

Window to the front elevation. Access to the loft. Doors to:



#### BEDROOM ONE

14' 7" x 10' 9" (4.44m x 3.28m)

Window to the rear elevation, radiator.

#### BEDROOM TWO

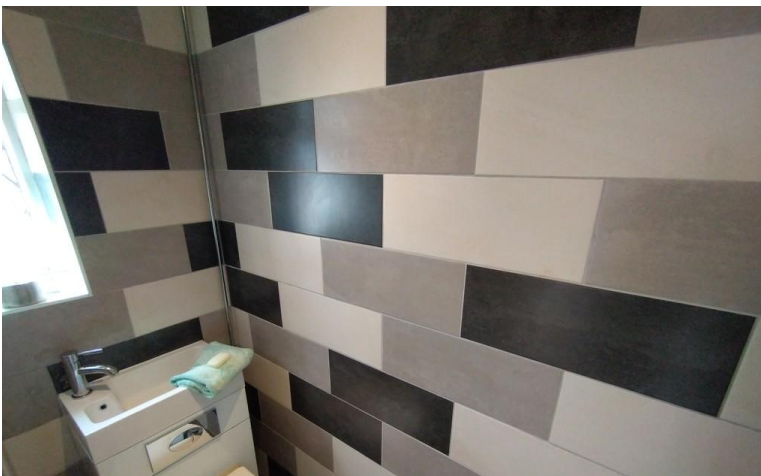
10' 9" x 9' 6" (3.28m x 2.9m)

Window to the rear elevation, radiator.

#### BEDROOM THREE

10' 9" x 7' (3.28m x 2.13m)

Window to the front elevation, radiator.



#### BATHROOM

Window to the front elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling, radiator. Cupboard housing the Logic Modern combi gas central heating boiler.

#### EXTERNALLY

#### FRONTAGE

A paved and gravel driveway provides off road parking. A further graveled area to the side of the property leading to :



## GARAGE

## REAR

A good size garden laid to lawn. Attracting the afternoon sun and having a great degree of privacy.

## 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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .



## LOCAL AUTHORITY

Newcastle Borough Council.

## COUNCIL TAX BAND TBC

## EPC RATING (PDF available online)

Current: Potential:













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

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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