



## Coal Pit Hill Talke, ST7 1PN

- EXTENDED SEMI DETACHED HOUSE
  - BEAUTIFULLY PRESENTED
  - WITHIN GOOD SIZED GARDEN PLOT
  - PLENTY OF PARKING, LANDSCAPED GARDENS
  - HALL 21' LOUNGE, KITCHEN/DINING ROOM
  - THREE BEDROOMS, BATHROOM
  - UPVC D/G, GAS C/H
  - LANDSCAPED GARDENS
- £200,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a good sized extended semi detached house within a good sized plot all of which must be seen to be appreciated comprising, entrance hall, cloaks/w.c, a 21' lounge with french doors to the rear, a kitchen/dining room, three double bedrooms, a family bathroom. Externally a good sized garden plot with plenty of parking spaces to the front and side, garden to the front, leading to the landscaped rear garden area attracting afternoon sun. UPVC double glazing & gas central heating. The property has a pleasant out look to the front, a convenient location for all amenities. Viewing imperative!

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1PN. Proceed from Cauldwell traffic lights and the property can be found on the right hand side.





#### ENTRANCE HALL

Entered through a part glazed door. Radiator.

#### CLOAKROOM

Low level W.C.

#### LOUNGE

21' 7" x 10' 10" (6.58m x 3.3m)

Window to the front elevation, french doors to the rear. Coving to the ceiling, double radiator. Stairs to the first floor.



#### KITCHEN/DINER

18' 7" x 10' 8" (5.66m x 3.25m)

Two windows to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Range Master cooker, tiled floor to the kitchen area, laminate flooring to the dining area. Pantry off, understairs store area, ideal for an appliance. Splash back tiling. Under stairs store cupboard. Door to;

#### ENTRANCE PORCH

UPVC double glazing, tiled floor. Door to the garden.

#### FIRST FLOOR LANDING

Window to the side elevation. Doors to:



#### BEDROOM ONE

11' 7" x 9' 11" (3.53m x 3.02m)

Window to the front elevation, radiator.

#### BEDROOM TWO

9' 9" x 9' 2" (2.97m x 2.79m)

Window to the rear elevation, radiator.

#### BEDROOM THREE

10' 10" x 9' 11" (3.3m x 3.02m)

Window to the front elevation. Store/wardrobe area to eaves off. Radiator.



#### SHOWER ROOM

Window to the rear elevation. Suite comprising: a large walk in shower cubicle, low level W.C, wash hand basin. Chrome towel radiator. Feature splash back tiling to the walls.

#### EXTERNALLY

#### FRONTAGE

A lovely landscaped garden with shrub borders. Tarmac drive provides ample off road parking to the front and side. A pleasant view over the green to the front of the house.



#### GARAGE

18' 3 max" x 10' (5.56m x 3.05m)

Remote control up and over front door, electric light & power, dimensions include the recess, reducing to approx 14'6

#### REAR

A landscaped garden with shrub borders and a great degree of privacy. The garden attracts afternoon and evening sun.

#### 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 C

#### EPC RATING (PDF available online)

Current: 65D Potential: 75C











