



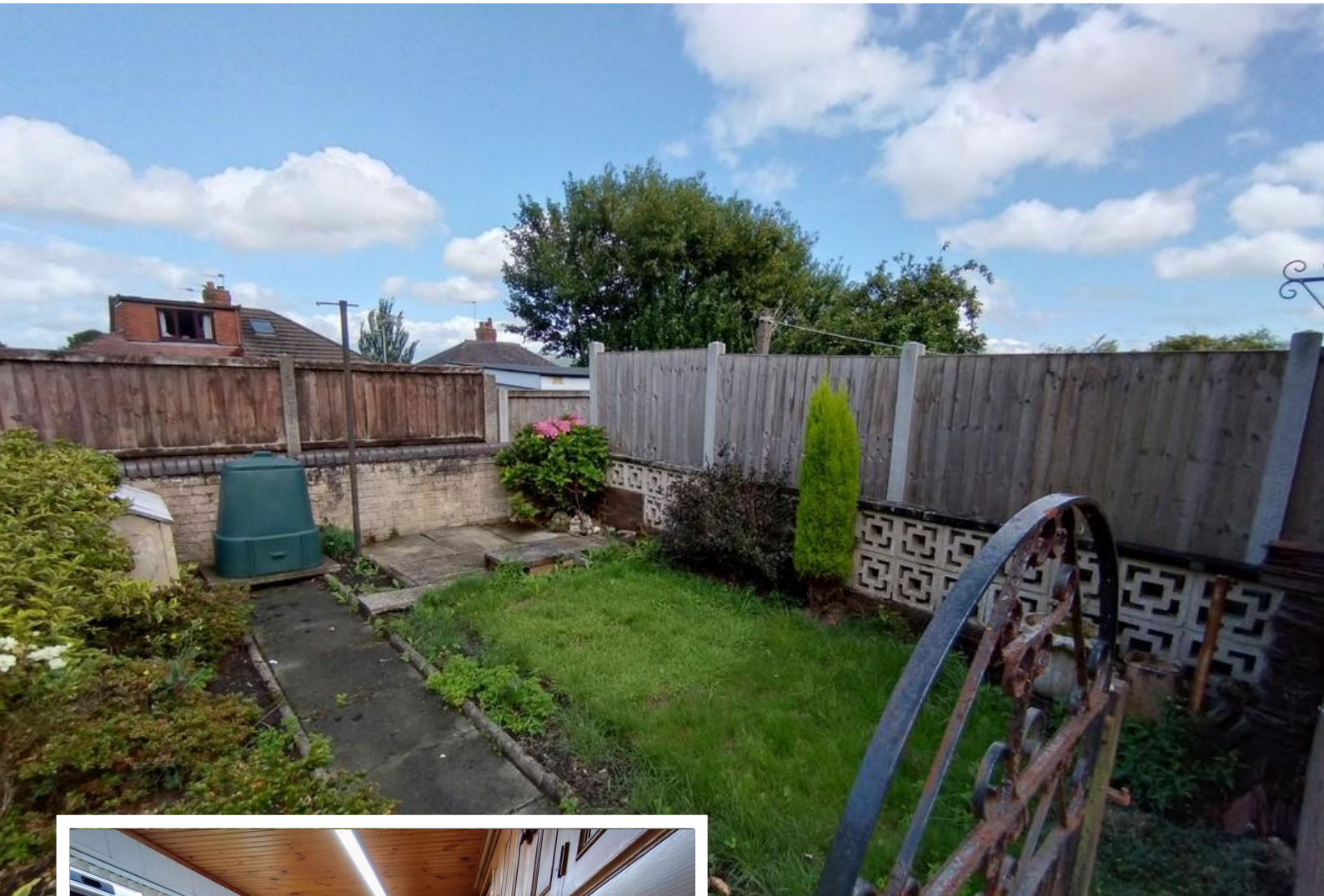
**Banbury Street**  
**Talke, ST7 1JG**

- SPACIOUS TERRACED HOUSE
- 26' LOUNGE/DINER, KITCHEN,
- REAR HALL, W.C., ATTACHED OUTBUILDING
- THREE BEDROOMS, LANDING & LOFT
- REAR GARDEN AREA
- UPVC D/G, GCH
- CONVENIENT LOCATION
- EASY ACCESS TO THE A500/A34

**£125,000**







## Property Description

### INTRO

Offering a brilliant opportunity for a first time buyer or investor a spacious three bedroom terraced house within a popular location which must be viewed to be appreciated, no chain, some further potential. Comprising, a 26' lounge/dining room, rear hall, cloaks/w.c, covered entry, kitchen, a ground floor bathroom, three first floor bedrooms. A useful loft area with potential. Externally an Irish Stone cladding to the frontage, a paved patio and rear garden area. UPVC double glazing & gas central heating. The property is within easy access to all amenities, excellent road & rail links. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1JG. From the Cauldwell Tavern, proceed along Congleton Road. Turn right in to Banbury Street and the property can be found on the left hand side, as identified by our for sale sign.







#### LOUNGE/DINER

26' 7" x 12' 2" (8.1m x 3.71m)

Entered through a UPVC door. Windows to the front and rear elevations. Staircase to the first floor, two radiators.

#### REAR HALL

UPVC external access. Internal access to the covered entry which has shared access with next door.

#### CLOAKROOM

Window to the side elevation. Low level W.C. Radiator, tiled walls.



#### KITCHEN

14' 7" x 6' 9" (4.44m x 2.06m)

Window to the side elevation. A range of wall and base units, single drainer sink unit, worksurface. Space for appliances. Cupboard housing Valliant gas central heating boiler. Splash back tiling to the walls. Radiator.

#### BATHROOM

Window to the side elevation. Suite comprising; panelled bath with shower over, wash hand basin. Splash back tiling, radiator.



#### FIRST FLOOR LANDING

Access to the loft, which has a pull down ladder and is boarded. Wardrobe area. Doors to:

#### BEDROOM ONE

11' 6" x 8' 9" (3.51m x 2.67m)

Window to the rear elevation. Built in wardrobes, radiator.

#### BEDROOM TWO

14' 6" x 8' 1" (4.42m x 2.46m)

Window to the front elevation, radiator.

#### BEDROOM THREE

11' 5" x 7' (3.48m x 2.13m)

Window to the front elevation, radiator.



#### EXTERNALLY

##### REAR

Paved patio area leading to a lawn garden.

##### ATTACHED OUTBUILDING

10' 9" x 6' 11" (3.28m x 2.11m)

UPVC window and door. Further potential to create a utility or office.



#### 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 A

#### EPC RATING (PDF available online)

Current: Potential:







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

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[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 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