



Woodlands Avenue
Talke, ST7 1LE

- SEMI DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- NO CHAIN
- BEAUTIFULLY PRESENTED
- HALL, LOUNGE/DINING ROOM
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS, BATHROOM
- LANDSCAPED GARDENS & DRIVEWAY

£170,000





Property Description

INTRO

A brilliant opportunity to acquire a well presented semi detached bungalow within a popular convenient cul de sac location with no chain, comprising, hallway, spacious lounge/dining room, breakfast kitchen to the rear, two double bedrooms, a bathroom with over shower. Externally are low maintenance landscaped gardens with a driveway, garage. UPVC double glazed doors and windows, combi gas boiler heating. Access to all amenities is close by, with good road links to the A34/A500 leading to the rail station or Kidsgrove, Alsager & beyond. Viewing essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode for ST7 1LE and the property can be found on the right hand side as identified by our for sale sign.



ENTRANCE HALL

With a UPVC external access door, access to the loft space. Coving to the ceiling in all internal rooms. Radiator. A cupboard with the Worcester combi gas boiler.

LOUNGE/DINER

15' 2" x 12' 5" (4.62m x 3.78m)

With a bow window to the front, radiator. A tiled fireplace and gas fire.

BREAKFAST KITCHEN

11' 5" x 7' 7" (3.48m x 2.31m)

With fitted base and wall units, work surfaces, breakfast bar area, inset sink, space for the washing machine and cooker. Splash back tiling, window to the rear, radiator. UPVCC glazed external access door. Tiled floor.



BEDROOM ONE

14' 6" x 9' 1" (4.42m x 2.77m)

Window to the rear, radiator. Fitted wardrobes.

BEDROOM TWO

10' 10" x 8' 3" (3.3m x 2.51m)

Window to the front, radiator.

BATHROOM

Comprising a fitted bath and over bath shower, low level W.C wash hand basin, splash back tiling, window to the side.



EXTERNALLY

A front garden area with an Astro turf garden, shrub border. A paved pathway. The driveway leads alongside the bungalow to;

REAR GARDEN

A paved patio area leading to a Astro turf garden and pathway.

GARAGE

16' x 8' 4" (4.88m x 2.54m)

A concrete sectional garage with up and over front door, side access door and a window.



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 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 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: Potential:







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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 and 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