

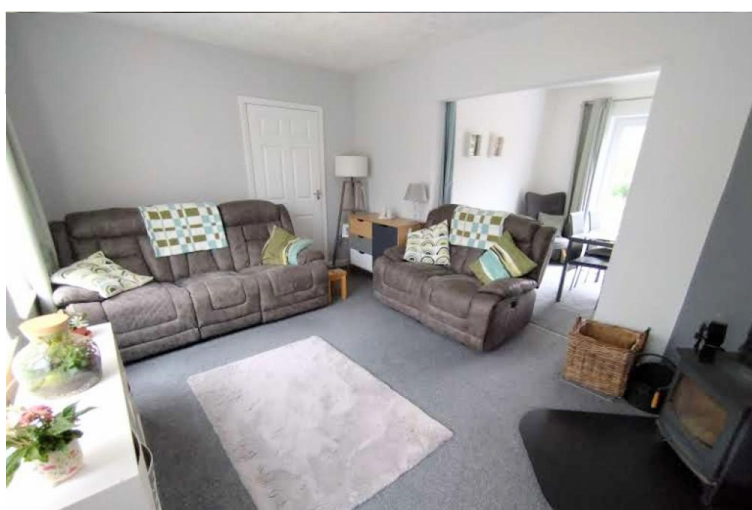


Millstone Avenue
Talke, ST7 1LG

- SEMI DETACHED HOUSE
- POPULAR LOCATION
- BEAUTIFULLY PRESENTED & IMPROVED
- HALL, LOUNGE WITH STOVE
- UPDATED KITCHEN, DINING ROOM
- THREE GOOD SIZED BEDROOMS
- UPDATED SHOWER ROOM
- UPVC D/G & GAS C/H

£189,995





Property Description

ENTRANCE HALL

Staircase to the first floor, radiator, timber flooring. UPVC access door.

LOUNGE

15' 11" x 10' 10" (4.85m x 3.3m)

Three windows to the front, radiator, fitted Stove for extra heating, arch to;

DINING ROOM

12' 2" x 8' 10" (3.71m x 2.69m)

Patio doors to the rear, radiator.

KITCHEN

9' 9" x 8' 10" (2.97m x 2.69m)

Comprising an updated fitted kitchen with a range of base and wall units, work surfaces, integrated dishwasher. 1.5 single drainer sink. Window to the rear. door to;

ATTACHED OUTBUILDINGS

Ideal storage rooms/utility, rear access door to the garden.



FIRST FLOOR LANDING

BEDROOM ONE

12' 3" x 11' 1" (3.73m x 3.38m)

Window to the front, radiator.

BEDROOM TWO

12' 2" x 8' 10" (3.71m x 2.69m)

Window to the rear, radiator.

BEDROOM THREE

9' 10" x 7' 7" (3m x 2.31m)

Window to the front, radiator.



SHOWER ROOM

Comprising an updated suite with an enclosed shower cubicle, low level W.C wash hand basin, radiator, spot lights to the ceiling, window to the rear.

EXTERNALLY

A frontage provides parking spaces.

REAR GARDEN

A good sized rear garden with a lawn, patio etc.



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 A

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 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