



St. Martins Road
Talke Pits, ST7 1QP

- A SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED, NO CHAIN
- WELL REGARDED LOCATION
- CORNER PLOT, BLOCK PAVED DRIVE
- LANDSCAPED GARDENS, GARAGE
- HALL, LOUNGE, KITCHEN/ DINING ROOM
- CONSERVATORY TO REAR
- THREE BEDROOMS, BATHROOM

£220,000





Property Description

INTRO

A beautifully presented semi detached residence with no chain, located within a corner plot, comprising, entrance hallway, a lounge to the front, kitchen/dining room, conservatory, three good sized bedrooms, a family bathroom with shower, fitted wardrobes within bedroom 2. Externally a corner plot with beautiful gardens to the front, side and rear, a detached garage. Plenty of parking is available on the driveway, a corner plot with much potential to extend if required, subject to consent. UPVC double glazing & gas heating. The property is located within a well regarded location with lots of amenities, Infinity Talke close by, good road links to the A500/M6 network, with rail links at Kidsgrove & Alsager. Lots of countryside and walk/cycle ways. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1QP. Turn off High Street, in to St. Martins Road and the property can be found on the left hand side, as identified by our for sale



sign.

ENTRANCE HALL

Entered through a UPVC door with glazed side panels. Stairs to the first floor, under stairs store cupboard. Laminate flooring, radiator.

LOUNGE

14' 5" x 11' 8" (4.39m x 3.56m)

A bow window to the front elevation. Feature fireplace with inset fire, coving to the ceiling, radiator.

KITCHEN/DINER

17' x 8' 5" (5.18m x 2.57m)

Window to the rear elevation. A range of wall and base cupboards, single drainer sink units, worksurface. built in double oven and hob with extractor over. Laminate flooring, radiator.



CONSERVATORY

8' 8" x 8' 2" (2.64m x 2.49m)

Dwarf wall construction. UPVC windows and door, over looking the lovely garden.

FIRST FLOOR LANDING

Window to the side elevation with a view towards Red Street Monument. Access to the loft. Doors to:



BEDROOM ONE

11' 9" x 9' 8" (3.58m x 2.95m)

Window to the front elevation, radiator.

BEDROOM TWO

11' 5" x 8' 9" (3.48m x 2.67m)

Window to the rear elevation. Fitted wardrobes, radiator.

BEDROOM THREE

8' 4" x 7' 6" (2.54m x 2.29m)

Window to the front elevation, radiator.



BATHROOM

8' 6" x 7' 2" (2.59m x 2.18m)

Window to the rear elevation. Suite comprising: panelled bath and over bath shower, low level W.C, wash hand basin. Splash back tiling, radiator.

EXTERNALLY

FRONTAGE

A landscaped garden laid to lawn with shrub borders. A block paved drive provides off road parking. The property stands on a corner plot and has potential to extend, subject to planning permission.



SIDE GARDEN

A landscaped garden laid to lawn with shrub borders. A pathway leads through the garden to a patio area.

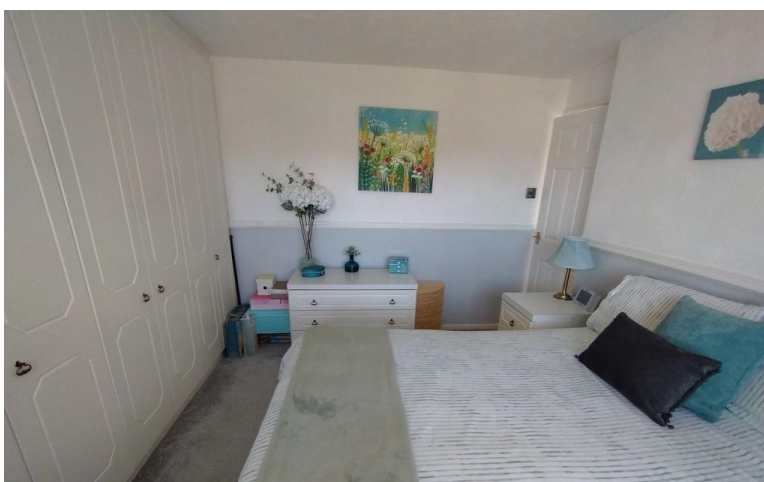
GARAGE

1'9 x 7'9 approx

Concrete sectional construction. Up and over door, side access door. Electric light and power.

REAR GARDEN

Attracting the afternoon sun and having a good degree of privacy. A pleasant landscaped garden laid with patio areas and shrub borders and a paved patio.



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:







106 St. Martins Road



106 St. Martins Road



43 Liverpool Road
Kidsgrove
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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 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.