



Old Butt Lane
Talke, ST7 1NJ

- SPACIOUS TOWN HOUSE
- WITH FURTHER POTENTIAL
- POPULAR LOCATION, NO CHAIN
- LOUNGE/DINING ROOM, KITCHEN
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- UPVC D/G, GCH
- EASY ACCESS TO THE A500/A34

£85,000





Property Description

INTRO

Located within a popular location a spacious town house with further potential to update, improve, re-modernise, comprising, spacious lounge/dining room, kitchen, two double bedrooms, a first floor bathroom. Externally a forecourt to the frontage, a rear garden area with further potential. UPVC double glazing & gas central heating. The property is located within easy access to all amenities, good road links to the A34/A500/M6 Viewing essential without further delay. No chain. (draft details subject to approval)

LOUNGE/DINER

27' 3" x 12' (8.31m x 3.66m)

Windows to the front and rear, two radiators, staircase to the first floor.





KITCHEN

9' 1" x 6' 10" (2.77m x 2.08m)

Single drainer sink, fitted base units, Baxi platinum 24HE wall mounted gas boiler. Window to the side.

FIRST FLOOR LANDING

Access to the loft.

BEDROOM ONE

11' 10" x 11' (3.61m x 3.35m)

Window to the front, radiator.

BEDROOM TWO

12' 6" x 12' (3.81m x 3.66m)

Window to the rear, radiator.



BATHROOM

9' 2" x 6' 9" (2.79m x 2.06m)

Comprising a fitted suite, window to the rear, radiator.

Window to the rear. Store cupboard.



EXTERNALLY

A fore court to the frontage, covered canopy to the front door.

REAR GARDEN

A rear garden area with further potential.

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

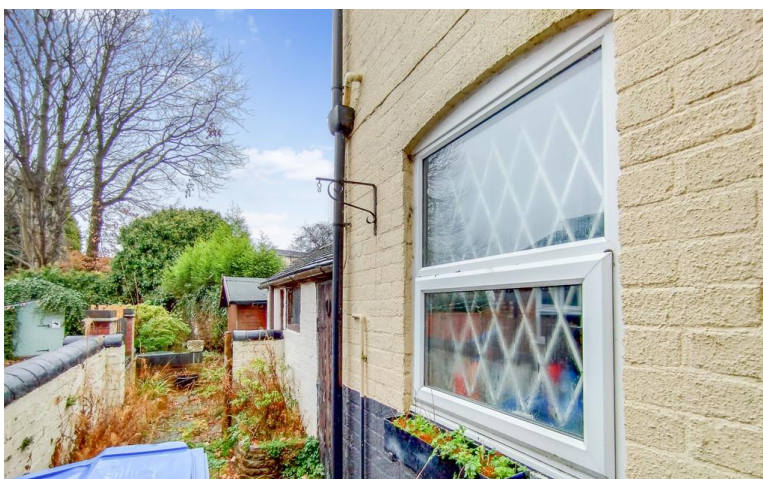
FIXTURES AND FITTINGS

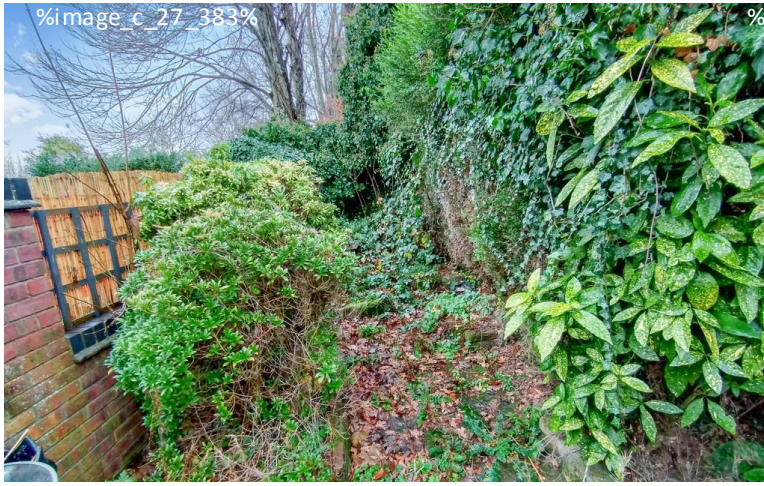
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard 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