Shaw's
& Company Estate Agents Ltd

Banbury Street

Talke, ST7 1JG

- BEAUTIFULLY PRESENTED
- TWO BEDROOM TERRACED RESIDENCE
- IDEAL FTB OR FOR AN INVESTOR
- LAWN REAR GARDEN
- EASY ACCESS TO ALL AMENITIES
- TWO RECEPTION ROOMS
- KITCHEN, HALL, WHITE G F BATHROOM
- TWO DOUBLE BEDROOMS

£120,000

Banbury Street, Talke, Stoke-on-Trent

Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented two bedroom terraced house with a pleasant layout and rear garden, making an ideal first time buy, oe an ideal investment for the letting market, comprising, two reception rooms, kitchen, rear hall, a ground floor bathroom, two double bedrooms. Externally a paved rear yard area, a lawned rear garden. UPVC double glazing & gas central heating. The property is located within a convenient location with access to all amenities, excellent road links to the A500. Viewing essential. (draft details subject to approval) More details to follow.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1JG. From the A34 Congleton Road turn in to Banbury Street and the property can be found on the left hand side.

DINING ROOM

12' 2" x 11' 5" (3.71m x 3.48m)

Entered through a timber door. Window to the front elevation, radiator.

LOUNGE
12' 2" x 11' 5" (3.71m x 3.48m)
Window to the rear elevation, under stairs store, radiator.

KITCHEN
15' 2" x 6' 11" (4.62m x 2.11m)
Window to the side elevation. A range of wall and base units, ceramic sink, worksurface. Splash back tiling to the walls, radiator. External access door to the covered, shared entry. Internal door to:

BATHROOM
Window to the rear elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling to the walls, tiled floor.

FIRST FLOOR LANDING
Doors to:

BEDROOM ONE
12' 2" x 11' 5" (3.71m x 3.48m)
Window to the rear elevation with far reaching views, radiator.

BEDROOM TWO
12' 2" x 11' 5" (3.71m x 3.48m)
Window to the front elevation, radiator.

EXTERNALLY

REAR
A paved patio leads to a lawn garden and decked area.

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 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 C

EPC RATING (PDF available online)
Current: Potential:

Shower Room
Kitchen
Lounge
Bedroom

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

www.shawsandco.co.uk
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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