



Woodlands Avenue
Talke, ST7 1LE

- SEMI-DETACHED BUNGALOW
- WITH NO CHAIN
- WITHIN A CUL DE SAC LOCATION
- HALL, LOUNGE, EXTENDED KITCHEN
- TWO BEDROOMS, SHOWER ROOM
- LANDSCAPED GARDENS, GARAGE
- CONVENIENT LOCATION
- GAS C/H UPVC D/G

£185,000





Property Description

INTRO

Located within a popular location a semi detached bungalow with no chain, comprising, hallway, a good sized lounge, an extended kitchen with dining space, two bedrooms, a shower room. Externally are pleasant low maintenance gardens with a driveway and a pleasant outlook to the rear with Mow Cop on the horizon. UPVC double glazing & gas central heating. Access to all amenities is easy with Butt Lane Village shops, road rail & public transport close by and access to the A34/A500 networks. Canal side walks, cycle paths leading in to The Cheshire Countryside. UPVC double glazing & gas central heating. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please Follow Sat Nav for ST7 1LE and the property can be found on the right hand side.



ENTRANCE HALL

UPVC entrance door, radiator, access to the loft, store cupboard.

LOUNGE

15' 0" x 12' 6" (4.57m x 3.81m)

Window to the front, double radiator, coving to the ceiling. Feature fireplace an inset electric fire, wall lights.

KITCHEN

11' 4" x 15' 0 Max" (3.45m x 4.57m)

Comprising fitted base and wall units, worksurfaces, inset sink. An extended room with space for dining. Windows to the rear and an external UPVC access door.



BEDROOM ONE

12' 9" x 9' 0" (3.89m x 2.74m)

Window to the rear, radiator, fitted wardrobes.

BEDROOM TWO

8' 2" x 10' 10" (2.49m x 3.3m)

Window to the front, radiator.

SHOWER ROOM

Comprising an enclosed shower cubicle, low level w.c, wash hand basin, splash back tiling, tiled floor. Recessed spotlights to the ceiling, coving, radiator. Window to the side.



EXTERNALLY

FRONT GARDEN

An attractive landscaped tiered front garden area with graveled low maintenance borders. A driveway provides parking spaces.

GARAGE

Of concrete sectional construction, electric roll up door.

REAR GARDEN

A low maintenance landscaped garden with shrub borders. A pleasant out look. The garden attracts the afternoon sun.



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:





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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
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