



Church Street
Talke, ST7 1NX

- END TOWN HOUSE
- WITH FURTHER POTENTIAL
- TO UPDATE & MODERNISE
- TWO RECEPTION ROOMS, KITCHEN
- TWO BEDROOMS, SHOWER ROOM
- REAR GARDEN AREA
- UPVC D/G, GCH, NO CHAIN
- CONVENIENT LOCATION





Property Description

INTRO

A two bedroom end town house with lot of potential to improve, update etc, comprising, two reception rooms, a kitchen, ground floor shower room, two double bedrooms. Externally a paved patio yard and a rear garden area with further potential. UPVC double glazing & gas central heating. The property is located within easy access to all amenities and larger towns, road links to the A500/M6 Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1NX. Turn off Old Butt Lane, in to Church Street and the property can be found on the right hand side, as identified by our for sale sign.

LOUNGE

12' 8" x 11' (3.86m x 3.35m)

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





DINING ROOM

12' 8" x 11' 9" (3.86m x 3.58m)

Window to the rear elevation, radiator.

KITCHEN

15' 3" x 6' 10" (4.65m x 2.08m)

Window to the side elevation. A range of wall and base units in need of refurbishment. Wall mounted gas central heating boiler.

SHOWER ROOM

Enclosed shower cubicle, low level W.C, wash hand basin.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12' 8" x 11' (3.86m x 3.35m)

Window to the front elevation, radiator.

BEDROOM TWO

12' 8" x 11' 10" (3.86m x 3.61m)

Window to the rear elevation, radiator.

REAR

A paved yard leads to a garden area which has much 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 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:







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