



**Higher Ash Road**  
Talke, ST7 1JN

- STUNNING EXTENDED HO USE
- HALL, SPACIOUS LOUNGE/DINING ROOM
- MODERN KITCHEN, UTILITY, CLOAKS/W.C
- CONSERVATORY, OFFICE ROOM
- THREE GOOD SIZED BEDROOMS
- LANDSCAPED GARDENS, GARAGE & WORK SHOP
- PLEASANT OUTLOOK & LOCATION
- EASY ACCESS TO THE A500/A34/M6

**£225,000**





## Property Description

### INTRO

A stunning extended semi detached home entering the market, ticking all those boxes! with a great specification throughout! - no chain, all of which must be seen to be fully appreciated comprising, entrance hallway with a stunning composite door, a spacious lounge/dining room, conservatory. A well appointed kitchen with double doors to the utility room, cloaks/w.c, a family room/office, three great sized bedrooms, a family bathroom. Externally a beautiful front garden area, a landscaped good size, low maintenance rear garden area, a large garage and work shop. Updated UPVC windows, combi gas heating. Access to amenities is easy via roads, walkways, rail links, cycle routes etc with the A34/A500 close by. Viewing essential.(draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1JN. Turn off Mitchel Drive and in to Higher Ash Road. The property can be found on the left hand side, as identified by our for sale sign.



#### ENTRANCE HALL

Entered through a stunning aluminium entrance door door with glazed panels. Staircase to the first floor with steel coated finished handrail. Oak flooring.

#### LOUNGE/DINER

25' 3" x 12' 5" (7.7m x 3.78m)

Window to the front elevation. two radiators. Patio doors to:

#### CONSERVATORY

12' 10" x 10' 6" (3.91m x 3.2m)

Dwarf wall construction, laminate flooring.



#### KITCHEN

11' 1" x 7' 11" (3.38m x 2.41m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Built in oven and hob with extractor over. Integrated fridge, freezer and dishwasher. Double doors lead to:

#### UTILITY ROOM

14 max' x 8' 2 max" (4.27m x 2.49m)

Fitted wall and base units, space for appliances.

#### CLOAKROOM

Low level W.C, wash hand basin.

#### FIRST FLOOR LANDING

Window to the side elevation. Store cupboard, laminate flooring. Doors to:

#### BEDROOM ONE

13' 3" x 9' 10" (4.04m x 3m)

Window to the front elevation, radiator.

#### BEDROOM TWO

11' x 9' 7" (3.35m x 2.92m)

Window to the rear elevation, radiator.



#### BEDROOM THREE

8' 11" x 8' 1" (2.72m x 2.46m)

Window to the front elevation, radiator.

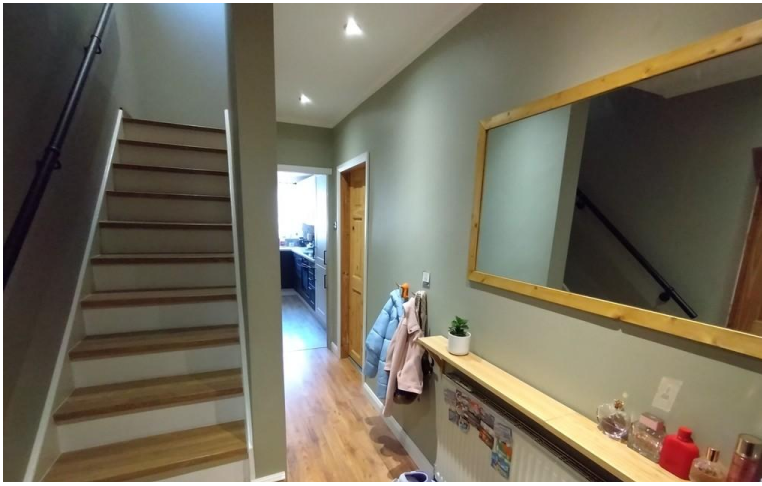
#### BATHROOM

7' 6" x 6' 11" (2.29m x 2.11m)

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Shower screen walls, radiator.



#### EXTERNALLY



#### FRONT

A landscaped garden with paved areas and shrub borders. A pathway leads to the front door.

#### REAR

A generous size landscaped garden with a patio area and a further decked area.

#### GARAGE

25' x 12' 6" (7.62m x 3.81m)

Block built construction. Window to the rear elevation.

#### WORKSHOP

10' 4" x 8' 4" (3.15m x 2.54 m)

Window and door to the rear elevation.



#### 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](mailto: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.

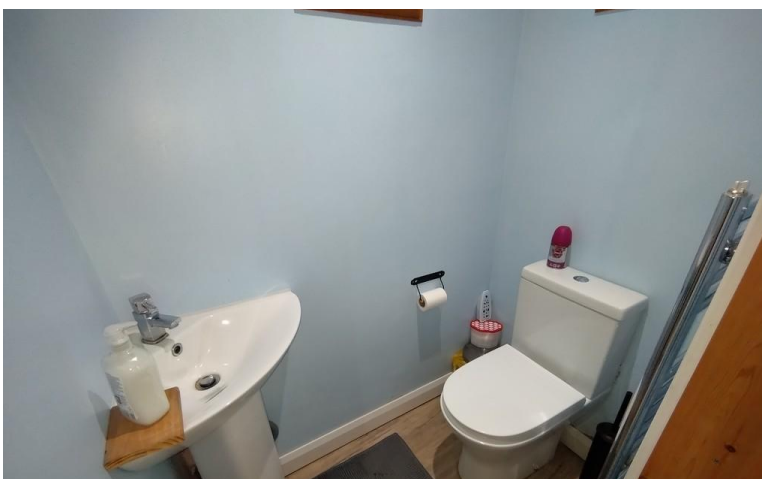


#### MORTGAGES

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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://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

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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