

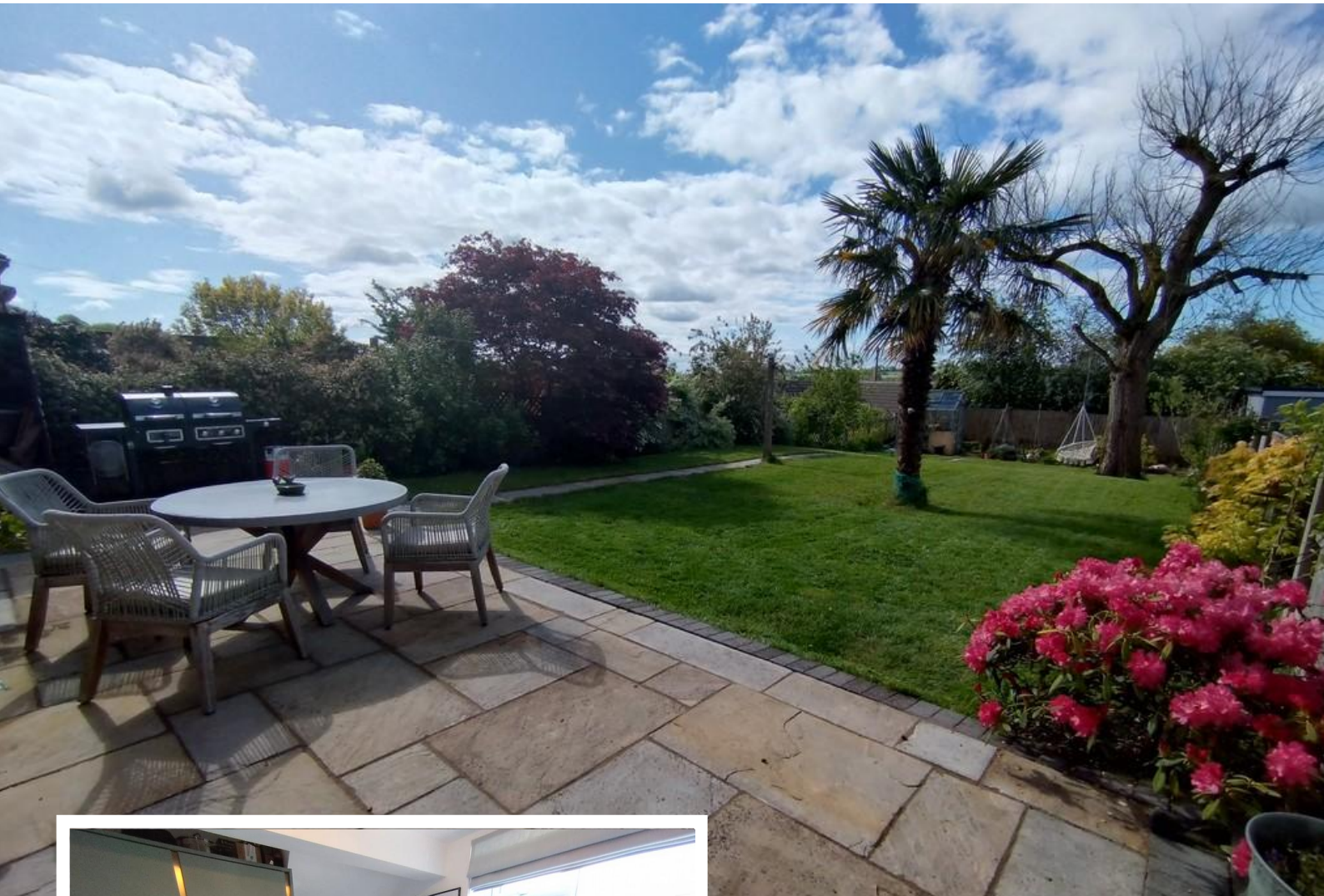


Lodge Road
Talke Pits, ST7 1QX

- BEAUTIFULLY PRESENTED
- SPACIOUS SEMI DET RESIDENCE
- GOOD SIZED PLOT & LANDSCAPED GARDENS
- UPVC D/GM GCH
- HALL, LOUNGE/DINING ROO
- UPDATED KITCHEN
- THREE BEDROOMS & BATHROOM
- EASY ACCESS TO THE A500/A34/M6

Offers Over £215,000





Property Description

INTRO

Located within a popular convenient location a beautifully presented good sized semi detached house within a good sized garden plot, comprising hall, a spacious lounge/dining room with french doors, an updated kitchen, attached outbuildings/w/c, three good sized bedrooms with a pleasant view to the rear of the property, a family bathroom. Externally a block paved frontage for parking of vehicles. A lovely south facing good sized rear garden area with a patio and lawn. UPVC double glazing & gas central heating. The property is located within easy access to all amenities via the A34/A500/M6 Network along with rail links close by. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1QX. From St Martins Road turn in to Lodge Road and the property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a UPVC door. Window to the front elevation, LVT flooring, a staircase to the first floor, radiator.

LOUNGE

13' 9" x 12' (4.19m x 3.66m)

French doors to the rear elevation. LVT flooring. Feature fireplace with open fire, coving to the ceiling, radiator.

Arch to:

DINING ROOM

12' x 7' 11" (3.66m x 2.41m)

Window to the rear elevation. LVT flooring, radiator. Door to:



KITCHEN

10' 5" x 7' 8" (3.18m x 2.34m)

Two windows to the front elevation. Comprising an updated range of wall and base units, single drainer sink, integrated dishwasher, fridge, freezer, two ovens, ceramic hob, worksurfaces. Radiator. Door to:

UTILITY ROOM/OUTBUILDING

Cloakroom with low level W.C. Useful space for appliances, storage. Front and rear access doors.



FIRST FLOOR LANDING

Window to the front, access to the loft, radiator. Doors to:

BEDROOM ONE

12' 11" x 12' (3.94m x 3.66m)

Window to the rear elevation with views into the distance, radiator.

BEDROOM TWO

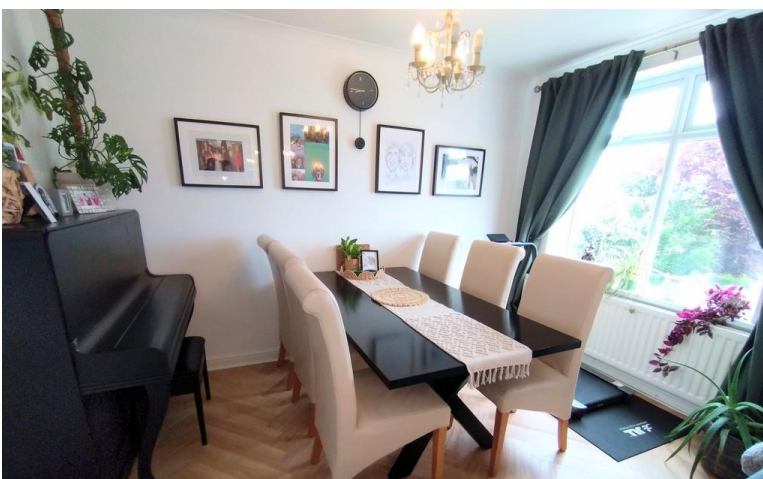
12' x 9' (3.66m x 2.74m)

Window to the rear elevation with views into the distance, radiator.

BEDROOM THREE

9' 7" x 7' 4" (2.92m x 2.24m)

Window to the front elevation, radiator.



BATHROOM

Window to the front elevation. Suite comprising: corner bath, low level W.C, chrome towel radiator.

EXTERNALLY

FRONTAGE

Block paved drive provides ample off road parking.



REAR

A beautifully landscaped garden. An indian stone patio area, a pathway leads to a lawn garden with raised beds, mature shrubs and trees.

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)

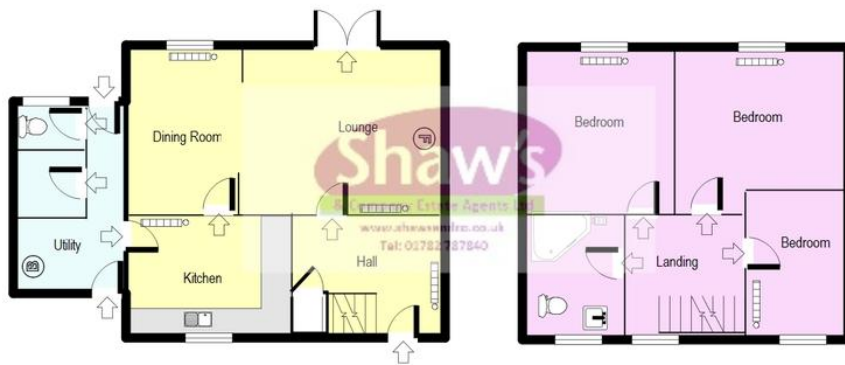
Current: Potential:











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder

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