

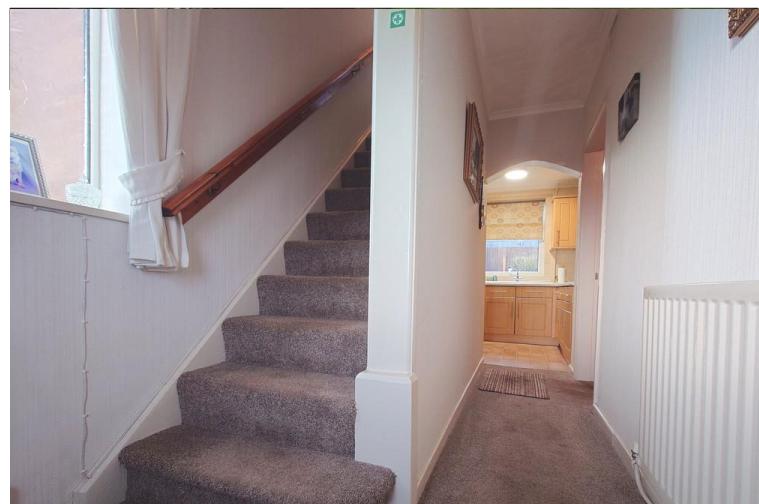
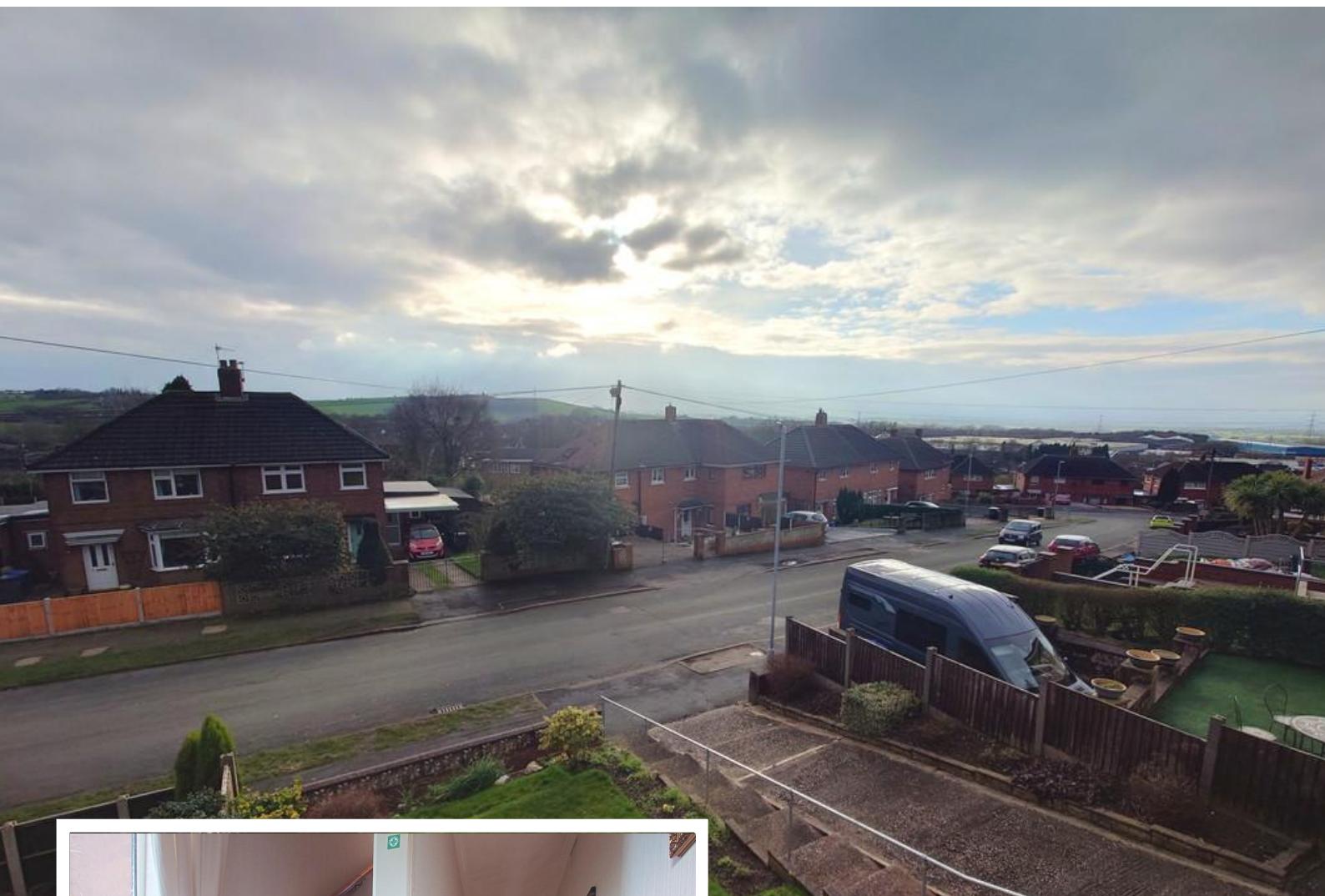


**Lodge Road  
Talke Pits, ST7 1QX**

- A SEMI DETACHED HOUSE
- NO CHAIN, AMAZING POTENTIAL
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- GARDENS TO THE FRONT & REAR
- DRIVEWAY & INTEGRAL GARAGE
- UPVC D/G & GAS C/HEATING FROM BAXI BOILER
- REQUIRING SOME RE-MODERNISATION

**£150,000**





## Property Description

### INTRO

New on the market, a well looked after semi detached home on an elevated plot, having TWO BEDROOMS and being available with NO CHAIN! The property boasts gardens to the front and rear with a nice outlook, and a driveway and spacious integral garage. Comprising entrance hall, lounge, dining room, kitchen and ground floor cloaks/w.c. To the first floor are the two bedrooms and shower room. UPVC double glazing windows and doors, facias, soffits and guttering, and gas central heating from a Baxi condenser boiler. Amazing potential to modernise and make it your own! Ideal location to local schools, Freeport for amenities, and road links across the city and to the A34, A500 and M6. Don't miss this amazing opportunity - Contact us today to get your viewing booked in!





#### DIRECTIONS

Please use postcode ST7 1QX for Sat Nav/ Google Maps. From Kingsley Road, turn left into Lodge Road, where the property can be found on the left hand side as identified by our For Sale sign.

#### ACCOMMODATION

##### ENTRANCE HALL

UPVC front entrance door. Small window to the side aspect. Staircase to the first floor. Radiator.

##### LOUNGE

13' 11" x 10' 10" (4.24m x 3.3m)

Window to the front, radiator. Gas fire with feature original surround. Coving to the ceiling. Open archway to:

##### DINING ROOM

8' 10" x 7' 10" (2.69m x 2.39m)

Window to the rear, radiator. Coving to the ceiling.

##### KITCHEN

7' 10" x 7' 9" (2.39m x 2.36 m)

Comprising base and wall mounted cupboard units with worksurfaces over. Single drainer sink unit. Electric oven/grill with gas hob above. Door to useful understairs storage cupboard/pantry, currently housing a tall fridge freezer, small side window and alarm panel. Radiator. Concealed electric consumer unit. Window to the rear overlooking the garden. Door to:

##### INTEGRAL GARAGE

21' 1" x 10' 7" (6.43m x 3.23m)

Electronic roll up front access door. Power and lighting. Worksurface, with space and plumbing for both a washing machine and dryer. Wall mounted Baxi condenser boiler head unit. Timber door to rear garden. Door to:

##### CLOAKS/W.C

A low level W.C. Cushion flooring. Tiling to the walls. Small window to the rear aspect.

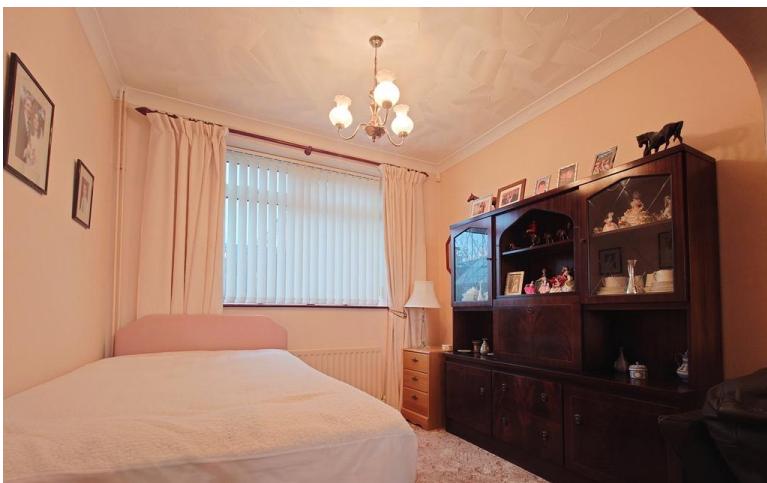
##### FIRST FLOOR LANDING

Window to the side. Access to the loft via pull down ladder (the loft being boarded, and housing hot water immersion cylinder tank).

##### BEDROOM ONE

17' 2" x 10' 1" (5.23m x 3.07m)

Two windows to the front, radiator. A nice outlook!





#### BEDROOM TWO

10' 4" x 10' 2" (3.15m x 3.1 m)

Window to the rear, radiator.

#### SHOWER ROOM

7' 10" x 5' 5" (2.39m x 1.65 m)

An enclosed shower cubicle with Triton electric shower, part tiled walls. Low level W.C and wash hand basin.

Radiator. Frosted window to the rear.

#### EXTERNALLY

#### FRONT GARDEN & DRIVEWAY

A good sized driveway with parking for multiple vehicles, concrete sloping drive, with paved step pathway alongside. A lovely presented laid to lawn front garden, having shrub borders and being enclosed with a front wall and side fencing.

#### REAR GARDEN

A low maintenance and landscaped paved patio rear, nicely enclosed with shrub borders and fencing.

The property benefits from having UPVC facias, soffits and guttering to all sides.

#### 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 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 A

#### EPC RATING (PDF available online)

Current: Potential:





43 Liverpool Road  
Kids grove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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[enquiries@shawsandco.co.uk](mailto: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 and 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