

Shaw's
& Company Estate Agents Ltd

Kingsley Road

Talke Pits, ST7 1RB

- EXTENDED SEMI DETACHED RESIDENCE
- 25' LOUNGE, DINING ROOM EXTENSION
- NO CHAIN! KITCHEN & PORCH TO REAR
- THREE BEDROOMS, SHOWER ROOM
- LANDSCAPED GARDENS & GARAGE
- UPVC D/G & GAS C/HEATING
- CONVENIENT LOCATION
- EASY ACCESS TO THE A500/A34

£204,500











Property Description

INTRO

A good sized extended semi detached house of approx 97 SQM - WITH NO CHAIN - Which must be viewed to be fully appreciated! Comprising a 25' lounge, an extension to form a large L shaped kitchen/dining room, side porchway, inner hall, three bedrooms, a first floor shower room & storage off the landing. Externally are landscaped gardens to the front with a driveway, integral garage. At the rear of the property is a good sized landscaped rear garden area providing a pleasant garden area. The property is within easy access to all amenities, with shops, schools & great road links to the A550/A34 UPVC double glazing & gas central heating. Viewing essential without further delay!

ENTRANCE HALL

With a UPVC entrance door, radiator. Door to;









LOUNGE
25' 5" x 12' (7.75m x 3.66m)
A good sized lounge with plenty of space, a feature fireplace and inset electric fire. A bow window to the front, two radiators, timber finish to the ceiling. Double doors to;

KITCHEN/DINING ROOM
20' 0" x 15' 9 reducing to 15'9" (6.1m x 4.8m)
With an extension to form a spacious L shaped room, with full width dining room with two windows to the rear, radiator and leading to the kitchen area with plenty of fitted base and wall units, tiled floor to the kitchen floor, fitted work surfaces, inset sink, built in double oven and hob, window to the side. Plenty of power points, space for washing machine. UPVC ceiling with recessed spotlighting. Door to;

PORCH
With UPVC front and rear access doors.

INNER HALLWAY
Located from the kitchen with understairs store area, a half landing with a window to the side. Radiator, cloaks/storage cupboard.

FIRST FLOOR LANDING
With storage room off and further storage to the eaves. Wall mounted Baxi 430 combi gas boiler installed in January 2024 with the balance of a 5 year warranty from the installation date.

BEDROOM ONE
12' x 11' (3.66m x 3.35m)
Window to the front, radiator.

BEDROOM TWO
9' 11" x 9' 9" (3.02m x 2.97m)
Window to the rear, radiator. Fitted wardrobes. A pleasant view over the garden.

BEDROOM THREE
8' 11" x 7' 2" (2.72m x 2.18m)
Window to the side, radiator.

SHOWER ROOM
Comprising an enclosed shower cubicle, low level W.C wash hand basin, vanity cabinet, shower screen walls, window to the side.









INTEGRAL GARAGE/STORAGE ETC
15' 4" x 8' 7" (4.67m x 2.62m)
With an up and over front door, window to the side and UPVC side access door. max height is 8'8 Electric consumer unit. Access to a loft area. Electric light and power.

FRONT GARDEN
A landscaped front garden area, with a lawn garden, shrub borders, a brick wall to the frontage. A paved driveway provides parking spaces. A pathway leads to the side patio area and an access porch.

REAR GARDEN
A good sized rear garden area with a paved patio area leading to the garden area with further patio areas and shrub borders. The garden provides pleasant outside space and attracts lots of sun during the day.

GARDEN OUTBUILDING
A useful outbuilding dived in to 2 areas with sheet metal roof, electric light, further potential to create a work shop etc ideal for hobbies etc.

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.

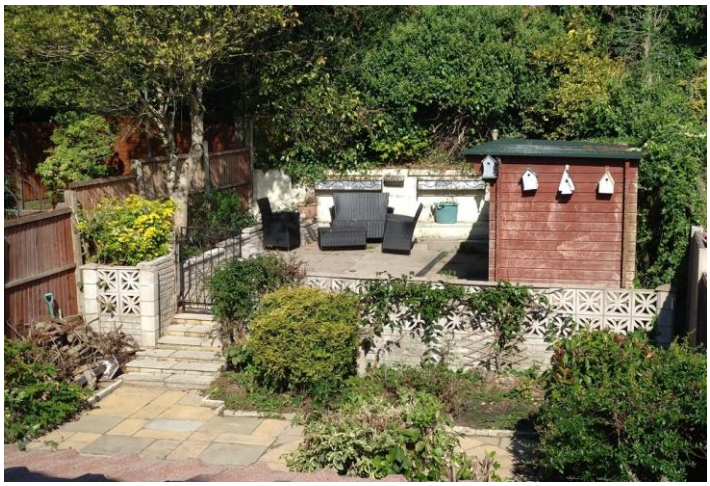
COUNCIL TAX BAND TBC

EPC RATING (PDF available online)

Current: 68D Potential: 73C



















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.

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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