



Tollgate Close
Talke, ST7 1BH

- SEMI DETACHED BUNGALOW
- NO CHAIN
- HALL, LOUNGE/DINING ROOM
- TWO BEDROOMS, SHOWER ROOM
- LANDSCAPED GARDENS
- GOOD SIZED PLOT, GARAGE
- UPVC D/G & GCH
- EASY ACCESS TO THE A500/A34

£167,000





Property Description

INTRO

A semi detached bungalow offered For Sale with no chain, comprising hallway, kitchen, lounge/dining room, two bedrooms, a shower room. Externally a gravelled front garden, car parking area, leading to the detached garage. A good sized rear garden landscaped for low maintainence. UPVC double glazing & gas central heating. The property is located within a residential cul de sac with access to all amenities. Access to the A34/A500 leading to larger towns etc. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1BH. On entering Tollgate Close the property can be found on the left hand side, as identified by our for sale sign.

HALLWAY

Entered through a UPVC door. Loft access with loft ladder. Storage cupboard housing the hot water cylinder, radiator, tiled floor.





LOUNGE

16' x 11' 6" (4.88m x 3.51m)

Window to the front elevation. Feature fireplace with inset fire, radiator.

KITCHEN

11' 6" x 6' 10" (3.51m x 2.08m)

Window to the front elevation. A range of wall and base units, stainless steel single drainer sink, worksurface. Built in electric oven, gas hob with extractor over. Space for fridge freezer, space and plumbing for washing machine. Tiled floor.



BEDROOM ONE

11' 9" x 9' 8" (3.58m x 2.95m)

Window to the rear elevation, radiator.

BEDROOM TWO

8' 9" x 7' 5" (2.67m x 2.26m)

Window to the rear elevation, radiator.

BATHROOM

5' 7" x 5' 8" (1.7m x 1.73m)

Window to the side elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Tiled walls and floor, radiator.



EXTERNALLY

FRONTAGE

A landscaped garden with a gravel finish. Driveway provides off road parking and leads to:

GARAGE

19' 7" x 8' 3" (5.97m x 2.51m)

Brick construction with up and over door. Window to the rear elevation, UPVC door to the side.

REAR

A landscaped garden good sized garden area with a paved patio area and pathway, a gravelled garden area. .

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 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 B

EPC RATING (PDF available online)

Current: Potential:





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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 and 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