Louis Taylor

Jamage Road | Talke | Stoke-on-Trent | ST7 1QD £199,950

WELL PRESENTED DETACHED FAMILY HOME, GREAT LOCATION, NO UPWARD CHAIN.

This well presented, modern detached family home is situated within a popular residential location and offers easy access to local amenities, schools, commuter and transport networks. The accommodation comprises, entrance hall, cloakroom w/c, lounge, kitchen/diner, three bedrooms, ensuite and family bathroom.

Gas central heating, upvc double glazing, driveway, garage and gardens to the front, side and rear elevations.

No upward chain viewings are essential.

Property Description

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ENTRANCE HALL
Composite entrance door and upvc double glazed window to the front elevation, radiator and staircase leading to the first floor.

CLOAKROOM W/C
Low level w/c, pedestal wash hand basin, radiator, tiled floor and upvc double glazed window to the front elevation.

KITCHEN/DINER
12' 9" x 7' 6" (3.89m x 2.29m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Built in electric oven, gas hob and stainless steel extractor hood. Integral dishwasher, fridge freezer and washing machine. Radiator, tiled floor, part tiled walls and upvc double glazed bay window to the rear elevation.

LOUNGE
14' 3" x 11' 7" (4.34m x 3.53m) Electric fire with feature hearth and surround, radiator, television point, useful under stairs storage cupboard, upvc double glazed box bay window to the front elevation, windows to the side elevation and sliding patio doors leading to the rear garden.

FIRST FLOOR LANDING
Loft access, built in storage cupboard and upvc double glazed window to the front elevation.

MASTER BEDROOM
11' 2" x 9' 1" (3.4m x 2.77m) Radiator and upvc double glazed window to the rear elevation.

ENSUITE
Three piece suite comprising shower cubicle with electric shower, pedestal wash hand basin and low level w/c. Radiator, tiled walls and upvc double glazed window to the front elevation.

BEDROOM TWO
9' 5" x 7' 9" (2.87m x 2.36m) Radiator and upvc double glazed windows to the side and rear elevations.

BEDROOM THREE
6' 6" x 6' 3" (1.98m x 1.91m) Radiator and upvc double glazed windows to the front and side elevations.

BATHROOM
Fitted with a white three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level w/c. Radiator, tiled walls, extractor fan and upvc double glazed window to the rear elevation.

EXTERIOR
Externally there is a driveway providing off road parking, garage and gardens to the front, side and rear elevations.

GENERAL INFORMATION
Viewings
By prior arrangement with Louis Taylor.
Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings
Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fitments, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements
Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fitments you should always have the areas measured by the appropriate supplier.

Photos
Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure
(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation
To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).
42/60/31

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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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