



**Walton Way**  
**Talke, ST7 1UZ**

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS, OFFICE (Formally Bed 3)
- WITHIN A POPULAR LOCATION
- LANDSCAPED GARDENS, GARAGE
- NO CHAIN
- CONSERVATORY/GARDEN ROOM
- HALL, KITCHEN, LOUNGE/DINING ROOM
- UPVC D/GLAZING & GAS C/H

**£165,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a semi detached bungalow within a popular location and with no chain, comprising hallway, kitchen, lounge/dining room, two bedrooms and a dressing room, a conservatory/garden room to the rear. A driveway provides parking spaces, leading to the garage and rear garden patio area. UPVC double glazing & gas central heating. The property is located within easy access to all amenities and good road, rail links. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1UZ. Turn in to Walton Way 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. Store cupboard housing the Vaillant gas central heating boiler, radiator. Access to the loft.





#### KITCHEN

12' 1" x 7' 7" (3.68m x 2.31m)

Window to the front elevation. A range of wall and base units, single drainer sink unit, worksurfaces, built in oven and hob. Tiled floor. Recessed spot lights to the ceiling.

#### LOUNGE

16' 4" x 11' 5" (4.98m x 3.48m)

Window to the front elevation, radiator. Feature fireplace.

#### BEDROOM ONE

11' 9" x 9' 3" (3.58m x 2.82m)

Window to the rear elevation, radiator.



#### OFFICE

11' 5" x 9' 6" (3.48m x 2.9m)

Window to the side elevation, radiator. Formally bedroom 3. Glazed door to;

#### CONSERVATORY

Double glazed windows and door to the garden.

#### BEDROOM TWO

9' 6" x 7' (2.9m x 2.13m)

Window to the rear elevation, radiator. Access from the office. (Originally bedroom 3)



#### SHOWER ROOM

Window to the side elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling, radiator.

#### EXTERNALLY

##### FRONTAGE

Landscaped garden laid to lawn with shrub borders. Driveway provides off road parking.

##### REAR

A patio area leads to a landscaped tiered garden.

##### GARAGE

Up and over door.

#### 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 B

#### EPC RATING (PDF available online)

Current: Potential:



43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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