

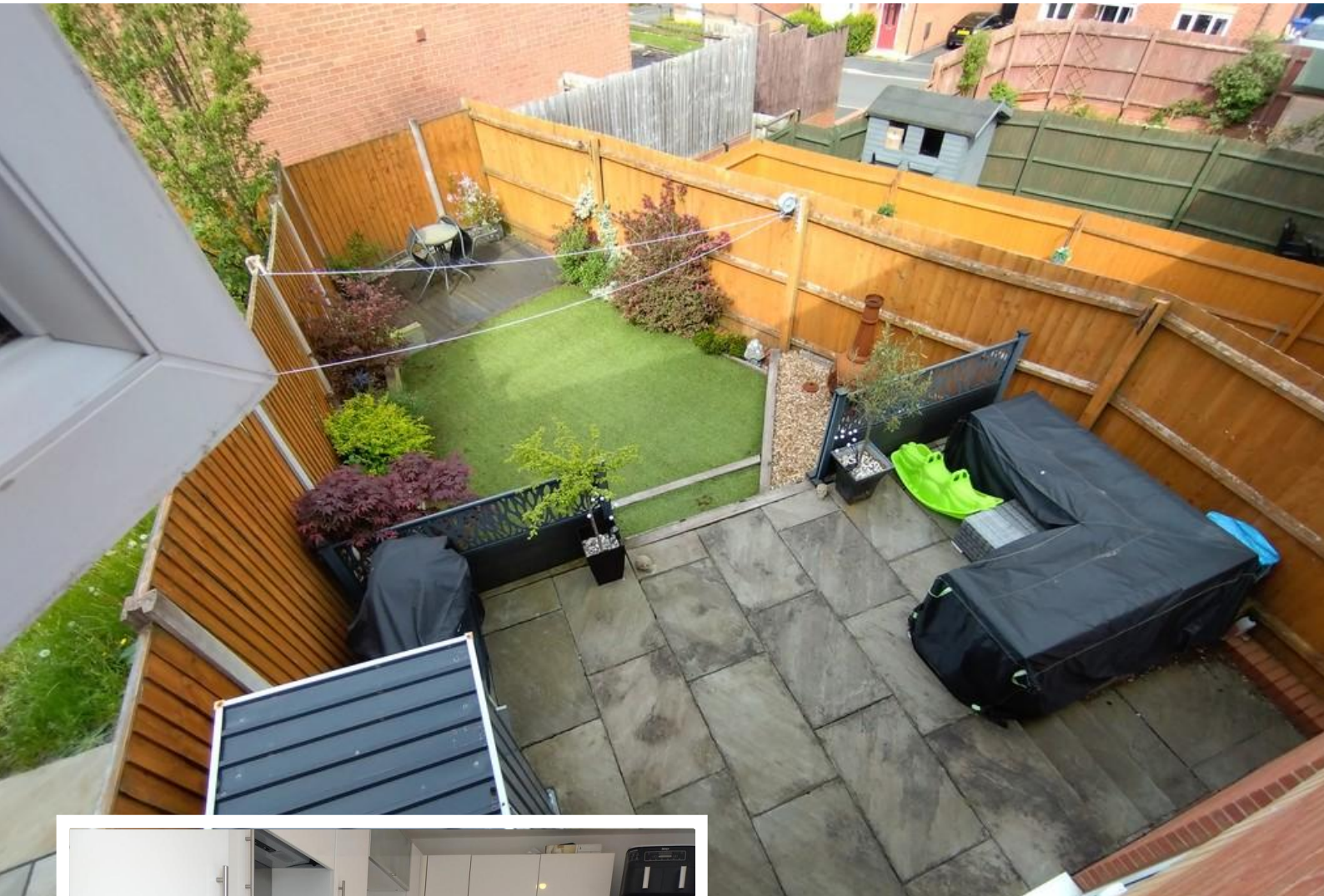


**Ryder Grove**  
**Talke, ST7 1GF**

- A SEMI DETACHED HOME
- WITHIN A POPULAR LOCATION
- BEAUTIFULLY PRESENTED
- LANDSCAPED GARDENS
- NICE & CONVENIENT LOCATION
- HALL, CLOAKS, BREAKFAST KITCHEN
- LOUNGE WITH FRENCH DOORS
- 3 BEDROOMS, BATHROOM

**£205,000**





## Property Description

### INTRO

Located within a well regarded popular location a well presented three bedroom semi detached house within a pleasant landscaped gardens, comprising, hallway, cloaks/w.c, a lounge/dining room to the rear with french doors, a breakfast kitchen to the front, three bedrooms, a first floor bathroom. Externally a driveway provide parking spaces, leading to the lovely landscaped rear garden which attracts the afternoon & evening sun. UPVC double glazing & gas central heating. The plot has a pleasant out look to the front. Access to all amenities is easy with road links to the A500/A34 and rail links at Kidsgrove, Alsager, Congleton. Viewing essential. (draft particulars subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1GF. Follow the road around and the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL





Entered through a part glazed door. Laminate flooring, stairs to the first floor, radiator. Laminate flooring.

**CLOAKROOM**

Window to the front elevation. Low level W.C, wash hand basin, radiator.

**KITCHEN/BREAKFAST ROOM**

11' 1" x 7' 3" (3.38m x 2.21m)

Window to the front elevation. A range of wall and base units, inset sink, worksurfaces. Built in oven and hob with extractor over. Space for fridge freezer and washing machine, radiator.



**LOUNGE/DINER**

14' 3" x 14' 1" (4.34m x 4.29m)

French doors to the rear elevation. Understairs store area, radiator. Laminate flooring.

**FIRST FLOOR LANDING**

Access to the loft, radiator. Doors to:

**BEDROOM ONE**

13' 6" x 7' 9" (4.11m x 2.36m)

Window to the rear elevation, radiator.

**BEDROOM TWO**

11' 9" x 7' 9" (3.58m x 2.36m)

Window to the front elevation, radiator.

**BEDROOM THREE**

8' 11" x 6' 1" (2.72m x 1.85m)

Window to the rear elevation, radiator.

**BATHROOM**

Suite comprising: panelled bath with an over shower, low level W.C, wash hand basin, radiator.

**EXTERNALLY**

**FRONTAGE**

A landscaped garden laid to lawn. A driveway provides off road parking.

**REAR**

Attracting the evening sun is a lovely landscaped garden, laid to lawn with shrub borders. Paved patio, gravel areas and decking.

**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 .



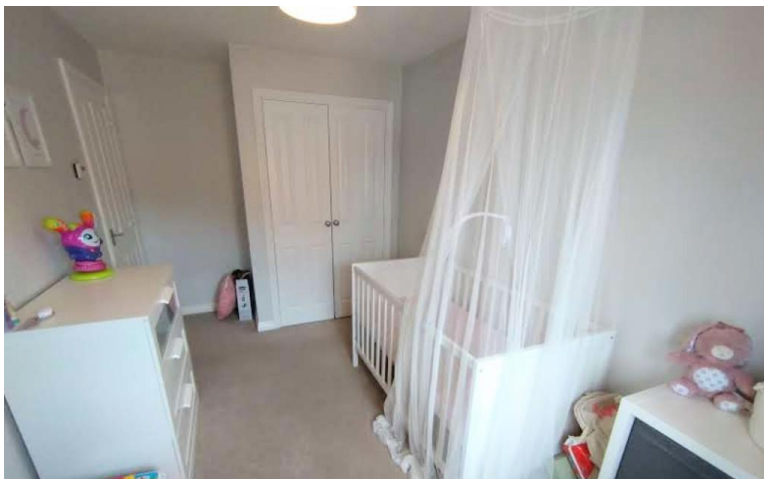
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND 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