



Townfield Close
Talke, ST7 1NF

- SEMI DETACHED HOUSE
- CONVENIENT LOCATION
- CORNER PLOT, NO CHAIN
- HALL, LOUNGE, KITCHEN/DINER

- THREE BEDROOMS, FAMILY BATHROOM
- GARDENS TO FRONT, SIDE, REAR
- UPVC D/G & GCH
- EASY ACCESS TO THE A500/A34

£185,000





Property Description

INTRO

Located within a convenient location a three bedroom semi detached house, an ideal first time buy with no chain located within a corner plot comprising hallway, lounge, kitchen/dining room , three bedrooms, a family bathroom. Externally a front garden area, attached carport, a side and rear garden area, the driveway provides parking spaces. UPVC double glazing & gas central heating. The property is located within easy access to all amenities & excellent road links to the A34/A500 with cycleways, canal side walks close by. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1NF. Turn off Chapel Street and in to Townfield Close, the property can be found on the right hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a UPVC door with glazed panels. Staircase to the first floor.

LOUNGE

15' 7" x 11' 2" (4.75m x 3.4m)

Window to the front elevation, laminate flooring, radiator.

KITCHEN/DINER

14' 5" x 7' 11" (4.39m x 2.41m)

Window to the rear elevation. A range of wall and base units, single drainer sink units, worksurface. Built in oven and hob with extractor over. Space for washing machine, understairs store area, side external access door.



FIRST FLOOR LANDING

Window to the side elevation. Store cupboard housing the gas combi boiler. Doors to:

BEDROOM ONE

12' 1" x 8' 1" (3.68m x 2.46m)

Window to the front elevation, radiator.

BEDROOM TWO

9' 10" x 8' 1" (3m x 2.46m)

Window to the rear, radiator. Fitted wardrobes.



BEDROOM THREE

9' 4" x 6' 2" (2.84m x 1.88m)

Window to the front elevation, radiator.

BATHROOM

Window to the rear elevation. Suite comprising: a 'p' shaped panelled bath with over bath shower, low level W.C, wash hand basin. Fully tiled walls where visible. radiator.

EXTERNALLY

FRONTAGE

A landscaped garden with an established hedgerow, laid to lawn. A pathway leads to:

COVERED CARPORT

Accessed from the driveway off Chapel Street.

REAR GARDEN

Attracting the afternoon sun, a landscaped garden laid to lawn. A paved pathway.

SIDE GARDEN AREA

A useful area with mature shrubs, a paved pathway leading to the front 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 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