



Higher Ash Road
Talke, ST7 1JN

- SEMI DETACHED HOUSE
 - POPULAR LOCATION
 - MODERN UPDATED KITCHEN/DINING ROOM
 - LOUNGE, OUTBUILDINGS/W.C
 - THREE BEDROOMS, FAMILY BATHROOM
 - LANDSCAPED GARDENS
 - PARKING TO THE REAR
 - EASY ACCESS TO THE A500/A34
- £185,000**





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale an ideal first time buy residence. A good sized beautifully presented semi detached within a popular location which must be viewed to be fully appreciated comprising hallway, lounge to the front, a good sized kitchen/dining room with an updated kitchen, with glazed doors to the garden, attached outbuildings/store/cloaks/w.c, three good sized bedrooms an updated family bathroom. Externally a gravelled frontage. A landscaped pleasant rear garden and a patio area. UPVC double glazing & gas central heating. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1JN. Turn in to Higher Ash Road from Mitchel Drive 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. Staircase to the first floor,



laminated flooring.

LOUNGE

15' 6" x 11' 4" (4.72m x 3.45m)

Three windows to the front elevation. Laminated flooring, vertical radiator.

KITCHEN/DINER

22' x 8' 10" (6.71m x 2.69m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, work surface. Built on oven and hob with extractor over. Space for appliances, under stairs store, porcelain flooring, radiator, Glazed rear access door.



ATTACHED OUTBUILDING

Comprising: a store room area with power utility area with plumbing & space for a washer & dryer separate W.C with a sink. Front and rear access doors.

FIRST FLOOR LANDING

Window to the side elevation. Doors to:

BEDROOM ONE

11' 8" x 11' 4" (3.56m x 3.45m)

Window to the front elevation with pleasant views, fitted wardrobe, radiator.



BEDROOM TWO

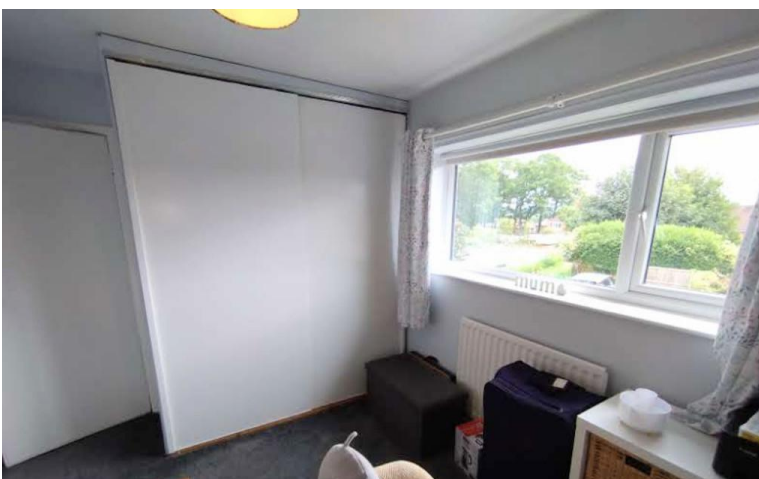
11' 7" x 8' 11" (3.53m x 2.72m)

Window to the rear elevation with pleasant views, white sliding wardrobes, radiator.

BEDROOM THREE

10' x 8' 4" (3.05m x 2.54m)

Window to the rear elevation with pleasant views, radiator.



BATHROOM

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Splash back tiling, store cupboard, radiator.

EXTERNALLY

FRONTAGE

A gravel garden area with a paved pathway.

REAR

A landscaped generous garden which is laid to lawn with a patio area. Potential to create parking at the rear for a car or motorhome etc. Outside water tap.



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 A

EPC RATING (PDF available online)

Current: Potential:









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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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