



Bunkers Hill
Talke, ST7 1NZ

- A DETACHED HOUSE
- FOUR BEDROOMS
- NO CHAIN
- 3 YEAR OLD PROPERTY
- SPACIOUS DRIVE & INTEGRAL GARAGE
- EXQUISITE PRESENTATION
- STUNNING REAR GARDEN
- QUIET CUL DE SAC LOCATION

£325,000





Property Description

INTRO

A superbly presented and spacious **FOUR BEDROOM** detached residence, new on the market and with **NO CHAIN!** - Set on this highly popular new estate in Talke, and despite being only 3 years old, our vendors have spared no expense in improving this exquisite property further since new: Having the driveway opened up to provide further parking, porcelain paving to the rear, whilst still having a lawn area and hot tub, new blinds, and all new light switches and sockets throughout, granite counters added to the kitchen, and more! Comprising long entrance hall, lounge, integral garage, ground floor cloaks/ w.c, a great sized modern kitchen/ dining room, and to the first floor are the bedrooms, family bathroom and ensuite. This wonderful family home is sitting in the quiet cul de sac of Bunker Hill, with a family park nearby, whilst being highly convenient to local shops and road links across the city - Don't miss out on this beauty, contact us today to get your viewing registered **IMMEDIATELY!**





DIRECTIONS

Please use postcode ST7 1NZ for Sat Nav/ Google Maps. Upon entering Bunker Hill, follow the road round, and the property can be found on the left hand side, as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

16' 2" x 4' 3" (4.93m x 1.3m)

Front composite entrance door. Belize oak flooring. Central heating thermostat. Staircase to the first floor.



LOUNGE

13' 11" x 10' 3" (4.24m x 3.12m)

Window to the front, radiator.

INTEGRAL GARAGE

16' 9" x 8' 4" (5.11m x 2.54m)

Up and over front door. Wall mounted Logic combi gas ESP1 35 boiler. Electric consumer unit, being passed on the certificate until 2033. Fire door internal door access from the hall. Space for a condensing dryer.

CLOAKS/ W.C

4' 9" x 3' 4" (1.45m x 1.02m)

A low level W.C, with wash hand basin and splashback. Extractor fan. Belize Oak flooring.



KITCHEN/ DINING ROOM

23' 11" x 8' 7" (7.29m x 2.62m)

A modern open plan kitchen with great defined space for further dining/ reception room. With contemporary base and wall cupboard units and granite worksurfaces, single drainer sink unit, and integrated electric oven/grill with gas hob and extractor over. American style fridge freezer, washing machine and dishwasher, all can be sold, but at separate negotiation to the sale. Splash back tiling. Belize Oak flooring. Radiator. Window to the rear garden. To the dining area is also a door to a useful storage cupboard, and patio doors opening to the rear garden.



FIRST FLOOR LANDING

Access to the loft via pull down ladder, being fully insulated and part boarded. Door to storage cupboard, also housing the heating pumps.

BEDROOM ONE

13' 4" x 11' 2" (4.06m x 3.4m)

Two windows to the front, radiator. Further central heating thermostat.



ENSUITE

7' 5" x 3' 11" (2.26m x 1.19m)

An enclosed shower cubicle with upgraded mains pressured shower and tiling behind. Low level W.C and wash hand basin, radiator. Extractor fan. Frosted window to the side. Part tiled walls and tiled flooring.

BEDROOM TWO

13' 11" x 10' 4" (4.24m x 3.15m)

Window to the front, radiator.

BEDROOM THREE

8' 11" x 10' 8" (2.72m x 3.25m)

Window to the rear, radiator.

BEDROOM FOUR

9' 8" x 7' 6" (2.95m x 2.29m)

Window to the rear, radiator.



BATHROOM

7' x 6' 1" (2.13m x 1.85m)

A panelled bath, low level W.C and wash hand basin, radiator. Part tiled walls. Radiator. Extractor fan. Frosted window to the rear. Vinyl tiled flooring.

EXTERNALLY

FRONT DRIVEWAY

A block paved driveway provides ample parking space for multiple vehicles. Side through and gated access to the rear garden.

REAR GARDEN

A beautifully landscaped garden area, being of recently fitted porcelain paving costing our vendors over £6,000, a laid to lawn area, and being enclosed by fencing to the sides and rear, with a nice private outlook behind. The hot tub is included in the sale. Timber shed, having its own fuse box with power and lighting, cost our vendors over £4,000 and may be available for separate negotiation to the sale. External power socket and cold water tap.



ADDITIONAL INFO

The property's tenure is FREEHOLD. Please note that there is a service charge for the estate payable at £198 per annum (which is already paid by our vendors till March 2027). The logic gas ESP1 35 boiler is on a modern pressurised system, having two pumps, being able to separate heating controls for upstairs and downstairs. The electric consumer unit/ certificate is passed until at least 2033. All professionally fitted blinds are new and included in the sale. UPVC double glazing windows and doors.





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 D

EPC RATING (PDF available online)

Current: 84B Potential: 93A

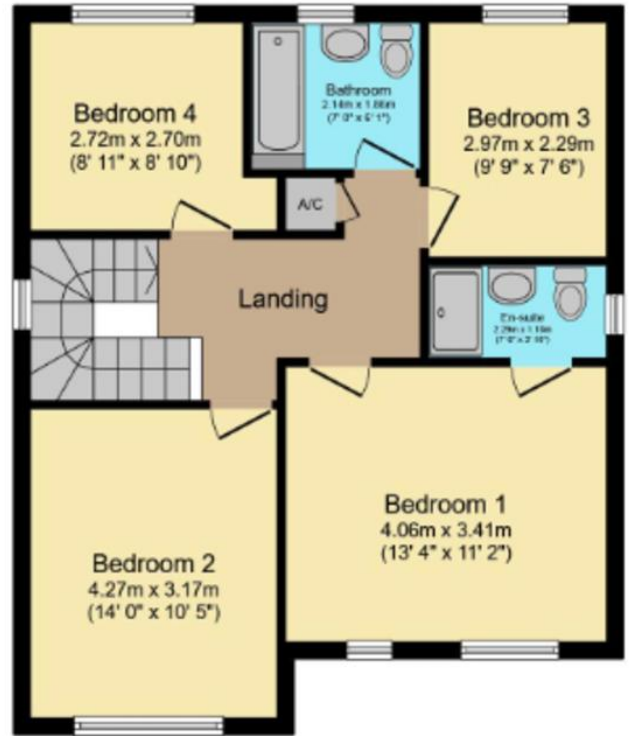








Ground Floor



First Floor

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 and 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