

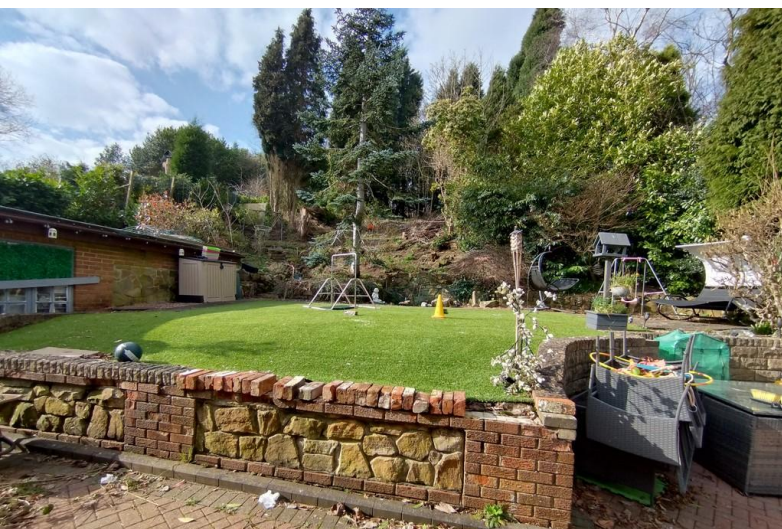


**Coalpit Hill**  
**Talke, ST7 1PN**

- DETACHED BUNGALOW
- WITHIN A GOOD SIZE PLOT
- SPACIOUS RESIDENCE
- KITCHEN/DINER, SPACIOUS LOUNGE

- THREE BEDROOMS, FAMILY BATHROOM
- ELEVATED LOCATION
- LANDSCAPED GARDENS, GARAGE
- UPVC D/G & GAS C/H

**£295,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a great sized detached 3 bedroom bungalow within a large garden plot with elevated views. The property comprises hallway, large lounge, kitchen/dining room, three bedrooms, a family bathroom, cloaks/wc. Externally a driveway leads to the garage and large patio and tiered rear garden with views in the distance towards Mow Cop. Low maintenance gardens with astro turn to front & rear gardens. UPVC double glazing & gas central heating. The property is located with easy access to the A35/A500/M6 network leading to larger towns etc. The property under went re-modernisation in 2024 with updated kitchen & bathroom & re-plastering. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1PN. Proceed from Butt Lane traffic lights at the Cauldwell Tavern and in to Coal Pit Hill. The property can be found on the right hand side, as identified by our for sale sign.



**ENTRANCE PORCH**

Door to:

**ENTRANCE HALL**

Entered through a UPVC entrance door. Radiator.

**KITCHEN/DINER**

13' 4" x 12' 3" (4.06m x 3.73m)

Window to the front A range of wall and base units, single drainer sink unit, worksurface. Built in oven and hob with extractor over. Tiled floor, radiator. UPVC glazed side external door.



**LOUNGE**

21' 4" x 14' 6" (6.5m x 4.42m)

Elevated views from a window to the front, one to the side. Two radiators.

**BEDROOM ONE**

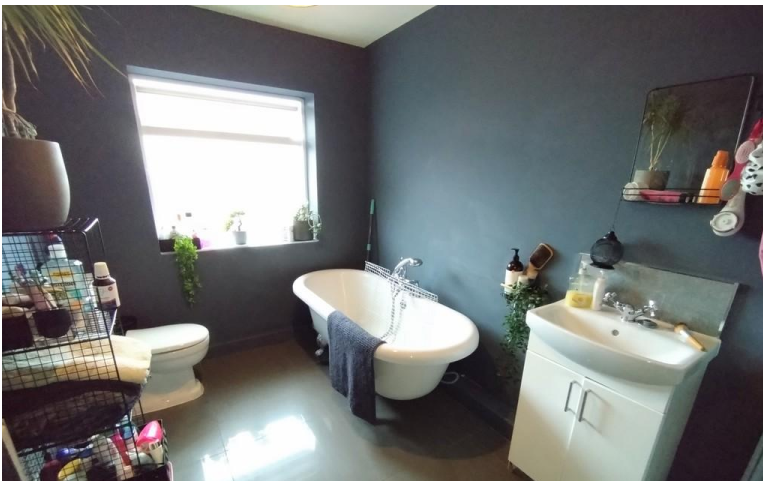
13' 7" x 11' 7" (4.14m x 3.53m)

Window to the rear elevation, radiator.

**BEDROOM TWO**

12' 5" x 10' 5" (3.78m x 3.18m)

Window to the rear elevation, radiator.



**BEDROOM THREE**

10' 5" x 7' 7" (3.18m x 2.31m)

Window to the rear elevation, radiator.

**BATHROOM**

Window to the side elevation. Suite comprising: panelled bath, shower cubicle, low level W.C, wash hand basin. Tiled floor, radiator.

**CLOAKROOM/W.C**

Window to the side elevation. Low level W.C, wash hand basin, splash back tiling.



**EXTERNALLY**

**FRONTAGE**

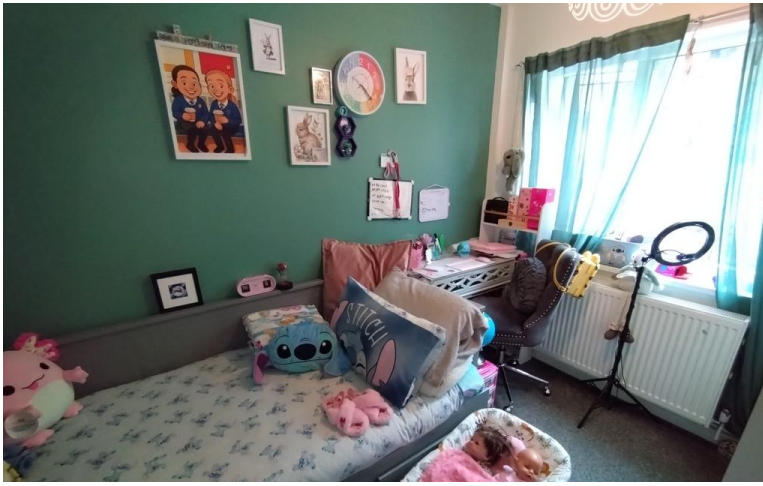
An elevated generous plot with shrub borders. The driveway provides off road parking. The driveway is shared a the start then leads to number 28.

**REAR**

A generous size garden with a paved patio area. A further elevated tiered plot with shrub borders.

**GARAGE**

Details to follow.



#### 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 marketed using the latest methods and internet advertising on multiple internet web sites including [Rightmove.co.uk](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

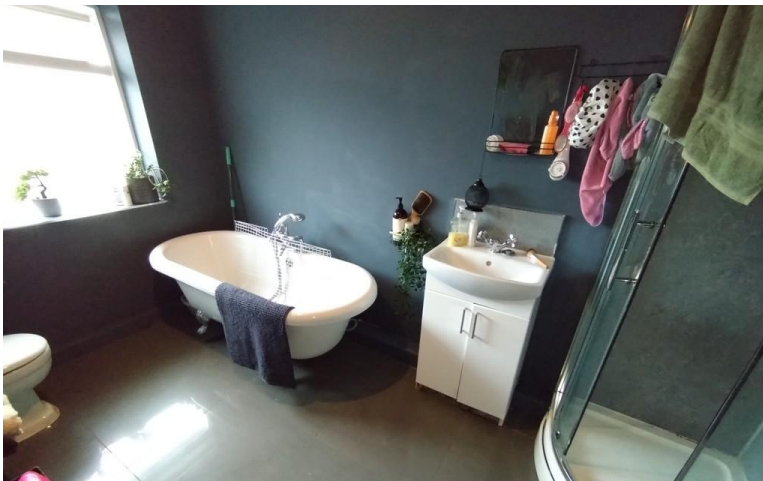
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

Current: Potential:









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

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[enquiries@shawsandco.co.uk](mailto: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