

Shaw's
& Company Estate Agents Ltd

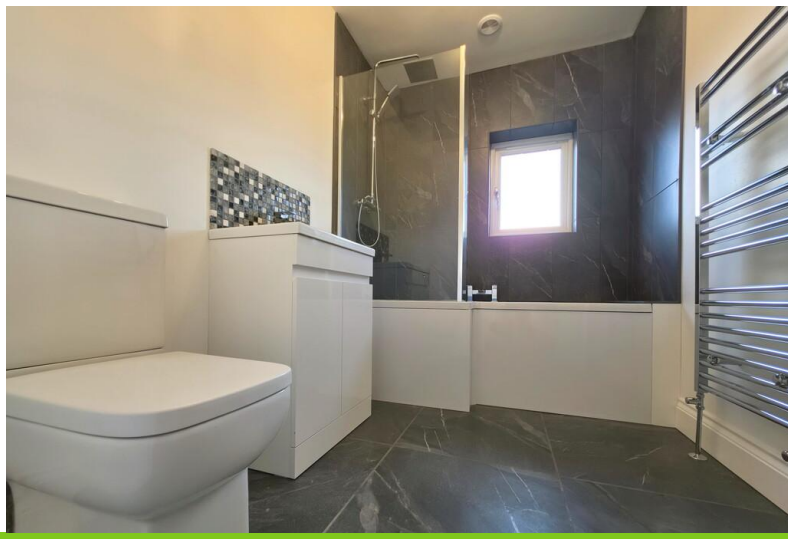
Church Street

Talke, ST7 1NX

- SUPERBLY RENOVATED
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- NEWLY FITTED FIRST FLOOR BATHROOM
- GROUND FLOOR W.C/ UTILITY
- GORGEOUS REAR GARDEN
- NEW CENTRAL HEATING SYSTEM & MODERNISED ELECTRICS
- HIGH SPECIFICATION THROUGHOUT

£147,500











Property Description

INTRO

Situated in the ever popular area of Talke, this beautifully renovated mid terrace property is set to impress! Having undergone a high-specification renovation throughout, this home offers a superb blend of modern style and quality finish. Every detail has been carefully considered, creating a stylish, fresh and ready to move into home. The accommodation also benefits from a new central heating system, modernised electrics throughout, a stunning new kitchen, whilst boasting a first floor modern bathroom and a separate downstairs utility/ WC, adding practicality and convenience to everyday living. Two reception rooms and two bedrooms. Featuring an extensively renovated and excellent sized private rear garden. Available with NO CHAIN - This superb house is an exciting opportunity for first time buyers, downsizers or anyone looking for a property where all the hard work has already been done!









ADDITIONAL NOTES

The property has been all newly renovated inside and out. The Worcester gas combi boiler, has been recently serviced and also comes with a new gas safety certificate. All pipework and radiators in the property are new, with stylish column radiators everywhere, other than the bathroom. An EICR (electrical) certificate is also available, and the property has had a partial rewire with all new light switches and sockets throughout. New flooring throughout and the property has been re-plastered, and newly decorated everywhere. High skirting boards fitted. The loft has 300mm insulation and is fully boarded, with lighting.

DIRECTIONS

Please use postcode ST7 1NX for Sat Nav/ Google Maps. Proceed along Congleton Road, Butt Lane, and turn into Church Street, where the property can be found on the left hand side as identified by our For Sale sign.

ACCOMMODATION

DINING ROOM

12' 4" x 11' 0" (3.76m x 3.35m)

A front reception room entered through a UPVC door. Window to the front. Laminate flooring. Coving to the ceiling. Radiator. Cupboard housing electric meter and newly fitted consumer unit.

LOUNGE

12' 4" x 11' 10" (3.76m x 3.61m)

French doors with side windows to the rear elevation, radiator. Door to understairs storage cupboard. Door to staircase to the first floor. Laminate flooring. Door to:

KITCHEN

12' 1" x 6' 4" (3.68m x 1.93m)

A gorgeous newly fitted kitchen, having a range of wall and base units, single drainer sink unit, and worksurfaces with splash back tiling. Window to the side. Tiled flooring. Electric oven/grill with five ring gas hob, and fitted extractor hood above. Integrated dishwasher. Space for fridge. Wall mounted Worcester gas combi boiler (also newly serviced).

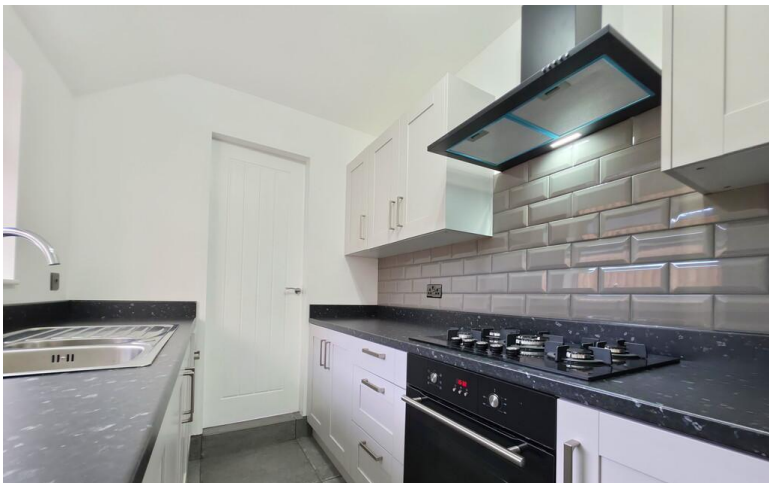
UTILITY ROOM/ W.C

6' 11" x 6' 3" (2.11m x 1.91m)

A ground floor W.C and wash hand basin. Frosted window to the rear. Wall mounted cupboards. Worksurface with space/ plumbing for a washing machine, dryer, and freezer. Tiled flooring. Radiator.

FIRST FLOOR LANDING

Doors to:









BEDROOM ONE
16' 0" x 11' 0" (4.88m x 3.35m)
An excellent size bedroom, with potential to split into two rooms, or having a defined office area etc. Window to the front and radiator.

BEDROOM TWO
11' 9" x 9' 9" (3.58m x 2.97m)
Window to the rear overlooking the garden, radiator. Open store area with access to the loft.

LOFT
The loft has 300mm insulation and is fully boarded, with lighting.

BATHROOM
5' 11" x 8' 2" (1.8m x 2.49m)
A beautifully newly fitted suite with panelled bath, having mains pressured power showers above, and glass shower screen. Part tiled walls and tiled flooring. Low level W.C, wash hand basin with vanity cupboard and chrome towel radiator. Frosted window to the rear.

EXTERNALLY

REAR GARDEN
A beautifully landscaped and generous sized rear garden, being private, and attracting the all-day sun! Gated access to the side entry. The property has a good sized paved area, and leads to a lovely family sized laid to lawn garden, being enclosed with all new fencing.

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 A

EPC RATING (PDF available online)
Current: 62D Potential: 83B











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