

Shaw's
& Company Estate Agents Ltd

King Street

Audley, ST7 8EX

- A DETACHED BUNGALOW NO CHAIN
- SEMI RURAL LOCATION
- CORNER PLOT
- PORCH, HALL, SPACIOUS LOUNGE
- BREAKFAST KITCHEN, CLOAKS/W.C
- THREE BEDROOMS & BATHROOM
- CONSERVATORY TO REAR
- UPVC D/G, GCH

£225,000











Property Description

INTRO

Located within a popular semi rural location a good sized detached bungalow within the semi rural location of Audley and within a corner plot, comprising porch, hallway, a spacious lounge, the breakfast kitchen, rear hall, cloaks/w.c integral garage, three bedrooms, a shower room. An attached conservatory leads from the master bedroom. A landscaped corner plot garden, with a driveway, front garden area. A landscaped pleasant rear garden area. UPVC double glazing & gas central heating. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 8EX turn in King Street and the property can be found on the hand side as identified by our For Sale sign.

ENTRANCE PORCH

UPVC entrance door with glazed panels. Door to;

ENTRANCE HALL









Access to al the internal rooms. Radiator.

LOUNGE
18' 10" x 18' 2" (5.74m x 5.54m)
A spacious L shaped room with windows to the front and side, radiator. Door to;

BREAKFAST KITCHEN
11' 4" x 9' 11" (3.45m x 3.02m)
Comprising a fitted range of base and wall units, work surfaces, a breakfast bar area, built in oven and hob, radiator, hot water cylinder cupboard. Window to the rear. Door to;

REAR ENTRANCE LOBBY
With an external access door. Door to;

CLOAKS/W.C
Comprising a low level W.C

INTEGRAL GARAGE
15' 7" x 8' 5" (4.75m x 2.57m)
Up and over front door, window to the side, wall mounted Greenstar gas boiler.

BEDROOM ONE
10' 5" x 9' 9" (3.18m x 2.97m)
With fitted wardrobes, radiator, sliding patio doors to;

CONSERVATORY
UPVC double glazed, over looking the rear garden area.

BEDROOM TWO
7' 10" x 7' 6" (2.39m x 2.29m)
Window to the front, radiator.

BEDROOM THREE
7' 10" x 7' 6" (2.39m x 2.29m)
Window to the rear, radiator.

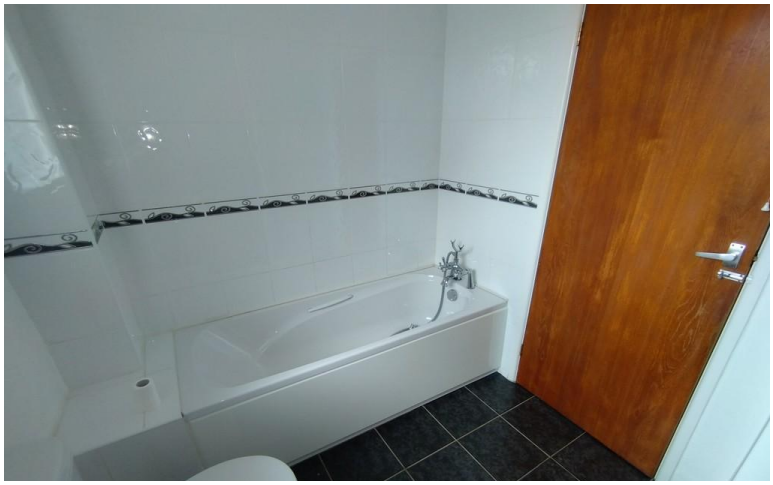
SHOWER ROOM
Comprising an enclosed shower cubicle with an electric shower, a panelled bath, low level W.C wash hand basin, tiled floor, radiator. Window to the rear.

EXTERNALLY
A landscaped front garden area, laid to lawn, with mature shrub borders. A Tarmac driveway.

REAR GARDEN
A landscaped good sized rear garden area. Mature shrub borders.









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 C

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