



**Old Butt Lane**  
Talke, ST7 1NL

- BEAUTIFULLY PRESENTED
- MODERNISED & UPDATED
- SEMI DETACHED BUNGALOW
- OPEN FIELD VIEWS TO REAR
- A FAR REACHING VIEW
- HALL, SPACIOUS LOUNGE/DINING ROOM
- UPDATED KITCHEN & BATHROOM
- GARAGE, DRIVEWAY & LANDSCAPED GARDENS

**£250,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer a rare opportunity to acquire a stunning updated semi detached bungalow with open far reaching views to the rear over farm land over the Cheshire Plain & to Mow Cop. Upon viewing the property you will be impressed with the property comprising, hallway, a spacious lounge with patio doors & open views, an updated new kitchen, two double bedrooms, an updated bathroom with a separate shower cubicle. Externally are landscaped gardens to the front, a long block paved driveway. A landscaped rear garden area with those far reaching views. UPVC double glazing, gas central heating. Access to all amenities is easy via the A34/A500. Viewing essential (draft details subject to approval)

### ENTRANCE HALL

Radiator, composite entrance door with glazed panels. Store cupboard.



#### LOUNGE/DINING ROOM

19' x 12' 6" (5.79m x 3.81m)

With patio doors to the rear garden with a far reaching view over countryside, with Jodrell bank visible and Mow Cop to the right. Radiator, Laminate flooring.

#### KITCHEN

10' 8" x 8' 8" (3.25m x 2.64m)

Comprising a well appointed newly fitted kitchen comprising a range of base and wall units, worksurfaces, ceramic sink, spaces for appliances, built in double oven and hob, spaces for appliances. Window to the rear with a pleasant outlook.



#### BEDROOM ONE

13' 2" x 10' 4" (4.01m x 3.15m)

A double bedroom, radiator. Window to the front.

#### BEDROOM TWO

10' 11" x 9' 11" (3.33m x 3.02m)

A double bedroom, window to the front, radiator.

#### SHOWER ROOM

Comprising an updated white suite with a enclosed shower cubicle, low level W.C, wash hand basin, splash back tiling, tiled floor, window to the side. Recessed spot lights to the ceiling. Access to the loft, radiator.



#### EXTERNALLY

A good sized front garden laid to lawn. A paved pathway. A block paved driveway provides parking spaces.

#### GARAGE

16' 2" x 8' 3" (4.93m x 2.51m)

Electronic roll up front door, side access door, window to the rear. Electric light and power.

#### REAR GARDEN

A good sized rear garden area, laid to lawn, shrub borders, a paved patio area, gravelled border. A far reaching view to the rear over open farm land.



#### 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 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 .



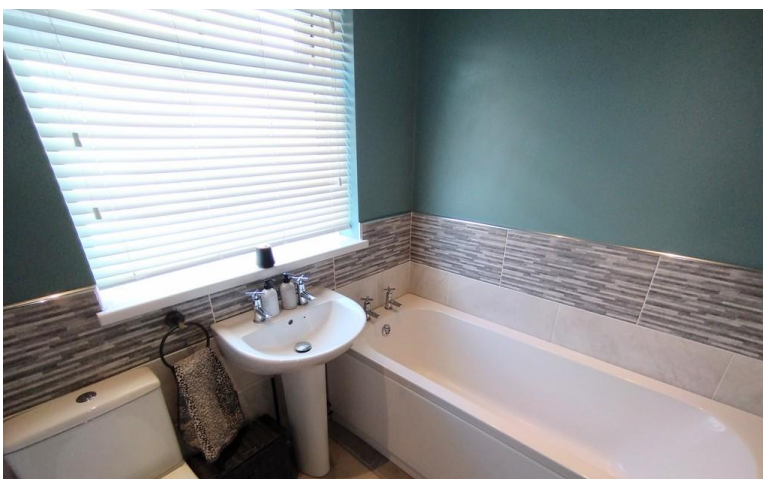
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: Potential:







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

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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