

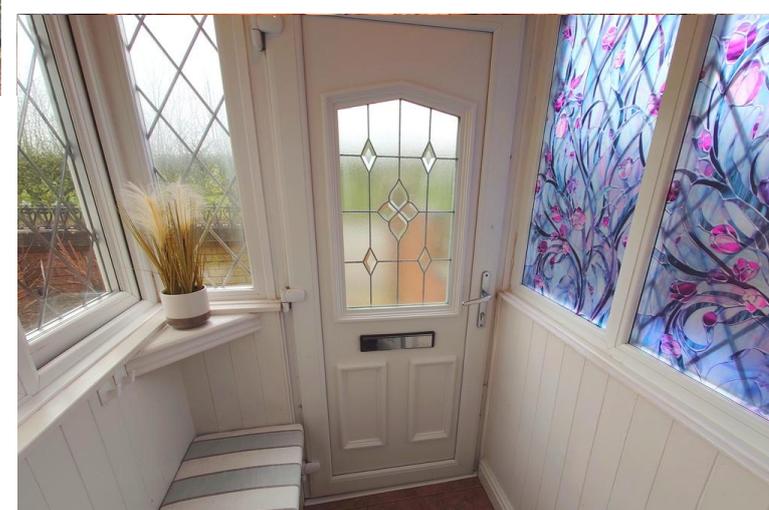


**Audley Road**  
Talke Pits, ST7 1UG

- A TOWN HOUSE/ COTTAGE
- RURAL LOCATION WITH COUNTRY WALKS ON DOORSTEP
- YET WITHIN EASY ACCESS TO AMENITIES
- GORGEOUS SPECIFICATION
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- FIELD VIEWS TO FRONT & REAR
- ENTRANCE PORCH, UPDATED KITCHEN & BATHROOM

**£130,000**

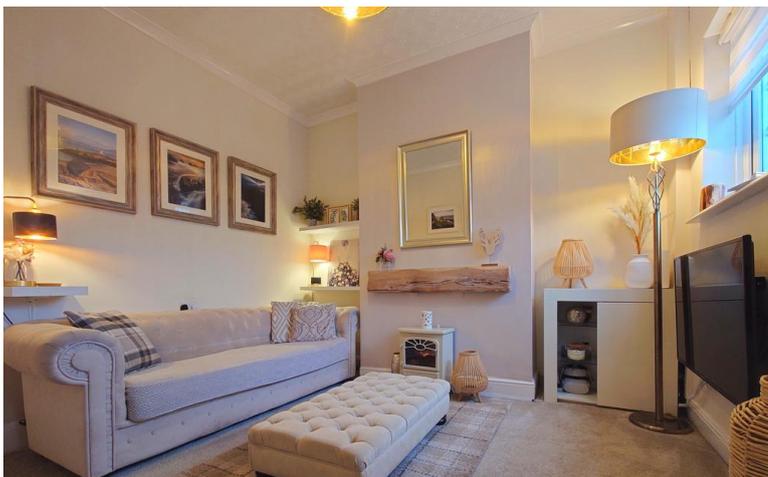




## Property Description

### INTRO

Your country cottage awaits! Looking for a stunning home, ready to move into and just... enjoy? Look no further! This beautiful cottage styled town house is bursting with character, and is set within a rural spot with countryside surrounding all angles! Comprising an entrance porch, lounge, dining room, modernised kitchen, two double bedrooms and a first floor updated bathroom. Forecourt to the front, and easy to maintain rear garden. On the doorstep to country walks, yet within easy access to amenities, and road links between Stoke-on-Trent and Cheshire. UPVC double glazing and gas central heating from a combi boiler. Take in those field views and sublime presentation!





## DIRECTIONS

Sat Nav/ Google Maps with postcode ST7 1UG. From Talke Pits, proceed up Swan Bank, where the road becomes Crown Bank by the Swan Inn. Turn right into Audley Road, and proceed down the country road, where the property can be found on the left hand side as identified by our For Sale sign.

## ACCOMMODATION

### ENTRANCE PORCH

UPVC front entrance and double glazed windows. A seating area. Tiled floor. UPVC door to:



### LOUNGE

10' 11" x 10' 0" (3.33m x 3.05m)

A stunning living room, with having window to front overlooking the fields. Radiator. Coving to the ceiling. Electric fire. Shelving. Door to:

### DINING ROOM

11' 11" x 10' 10" (3.63m x 3.3m)

UPVC rear access door. Coving to the ceiling. Radiator. Cupboard housing electrical consumer unit and meter. Understairs store cupboard. Door to staircase to the first floor. Space for a tall standing fridge/ freezer. Door to:



### KITCHEN

12' 8" x 5' 10" (3.86m x 1.78m)

A newly fitted modern kitchen with base cupboards, feature shelving above and worksurfaces. Window to the side. Single drainer sink unit. Plinth splashback and feature tiling behind oven/grill with electric hob over. Tongue and groove flooring. Chrome towel radiator. Spotlights to the ceiling and feature hanging light. Space and plumbing for washing machine and dishwasher. Cupboard housing Ideal Logic Combi C24 boiler.

### FIRST FLOOR LANDING

### BEDROOM ONE

10' 11" x 10' 10" (3.33m x 3.3m)

Window to the front with field view. Radiator.

### BEDROOM TWO

11' 11" x 10' 10" (3.63m x 3.3m)

Window to the rear with nice view, radiator. Open store area, with access to the loft (being boarded).





#### BATHROOM

A white suite with panelled bath and shower attachment, low level W.C and a wash hand basin. Mirror. Half tiled walls. Window to the rear, radiator. Cupboard unit. Newly fitted cushion flooring. Extractor fan.

#### EXTERNALLY

#### FRONTAGE

Enclosed with a wall is a pleasant paved forecourt area.

#### REAR GARDEN

Steps down to a paved low maintenance garden area. Feature borders. Gated access behind property.



#### 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

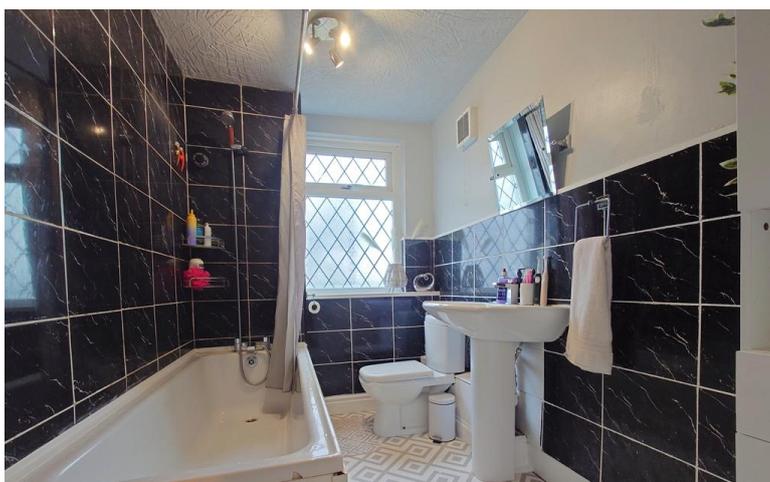
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on 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 A

EPC RATING (PDF available online)  
Current: 69C Potential: 79C





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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 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