

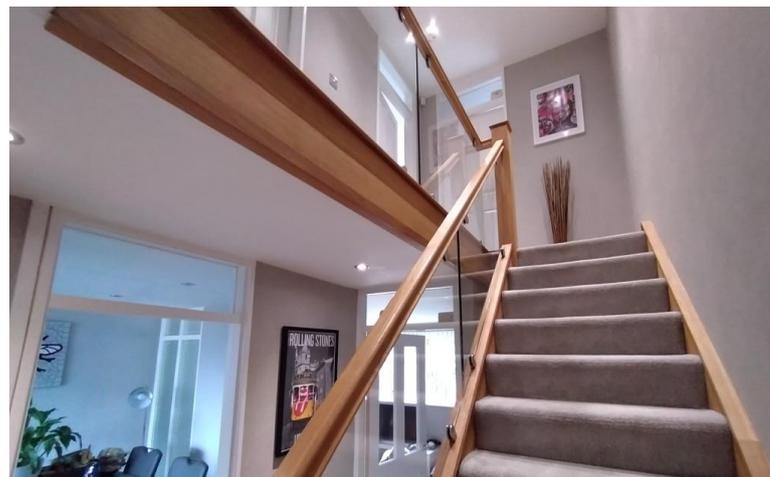


Hawthorn Gardens Talke, ST7 1TD

- A THREE BEDROOM TOWN HOUSE
- STUNNING RESIDENCE
- BEAUTIFULLY PRESENTED & IMPROVED
- VIEWING IMPERATIVE
- HALL, KITCHEN/DINING, LOUNGE
- THREE BEDROOMS & UPDATED BATHROOM
- WELL APPOINTED SPECIFICATION
- GOOD SIZED LANDSCAPED GARDENS

£179,950





Property Description

DIRECTIONS

Please follow Sat Nav with postcode ST7 1TD. On entering Hawthorn Gardens the property can be found on the left hand side, identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door with glazed panels. Feature staircase to the first floor, with oak handrail and glass panels, radiator.

KITCHEN/DINER

15' 1" x 8' 10" (4.6m x 2.69m)

Window to the front elevation. A range of wall and base units, single drainer sink unit with mixer tap, worksurface. Integrated oven and hob with extractor over. Defined dining area, internal window with pleasant views. Recessed spotlights to the ceiling.

CLOAKROOM

Window to the front elevation. Suite comprising: low level W.C, wash hand basin. Tiled walls, radiator.



LOUNGE

15' 7" x 9' 10" (4.75m x 3m)

Window to the rear elevation. Luxury Cardean vinyl flooring, radiator.

REAR ENTRANCE HALL

Having a pitched tiled roof and UPVC glazed access door.

STORE ROOM/HOBBIES ROOM

Having a pitched tiled roof. Useful area suitable for hobbies etc. Electric light and power. Radiator.



FIRST FLOOR LANDING

Oak and glazed panels balustrade. Access to the loft. Doors to:

BEDROOM ONE

13' 22" x 8' 9" (4.52m x 2.67m)

Window to the front elevation, with far reaching views to Mow Cop and the Cheshire Plain to Manchester on the skyline. Fitted wardrobes, radiator.

BEDROOM TWO

9' 6" x 8' 8" (2.9m x 2.64m)

Window to the rear elevation. Fitted wardrobes, radiator.



BEDROOM THREE

6' 6" x 5' 6" (1.98m x 1.68m)

Window to the rear elevation, radiator.

BATHROOM

Window to the front elevation. Suite comprising: panelled bath with shower over. Combination vanity unit housing a low level W.C and wash hand basin. Shower screen walls, radiator.

EXTERNALLY

FRONT GARDEN

A good sized landscaped garden. Indian stone patio leads to a lawned areas with shrub borders. A pathway leads to two further patio areas. A beautiful garden area making pleasant outside space.

REAR

A lovely garden attracting the afternoon sun. A porcelain patio provides outdoor seating, a pathway leads to a garden gate. Crossing over the shared access, another garden area and parking.



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.



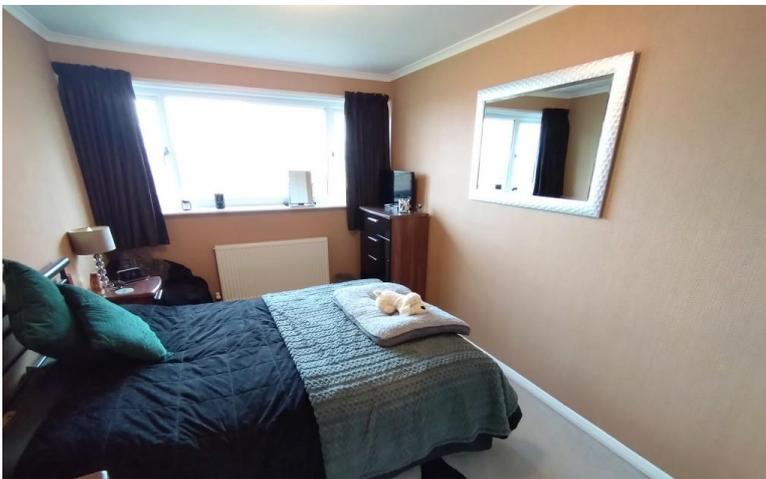
Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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 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 .



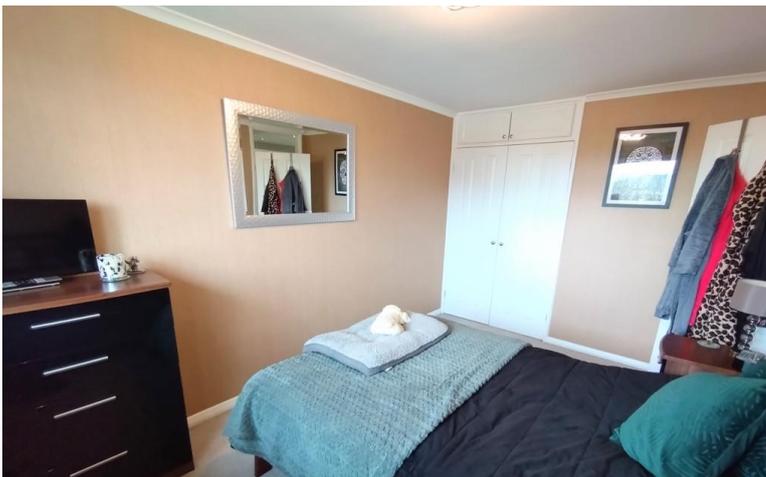
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:



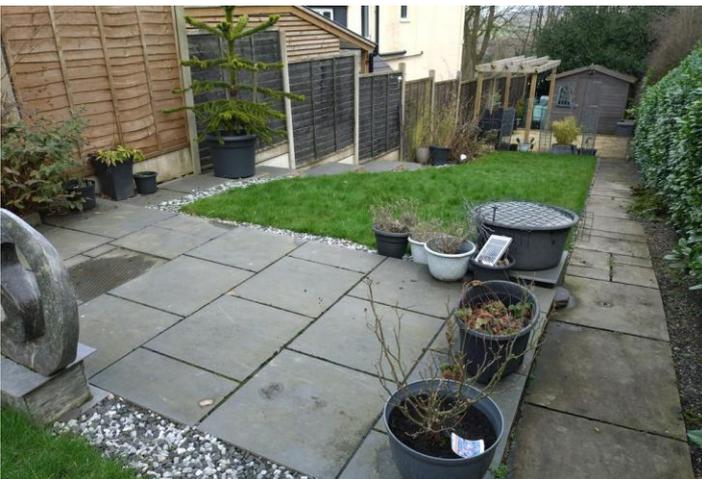
INTRO

Shaw's & Co are delighted to offer For Sale a stunning beautifully improved updated townhouse set within good sized landscaped gardens which must be viewed to be appreciated comprising a front hall with oak & glass hand rails etc, cloaks/w.c, a well appointed white kitchen/dining room, a rear facing lounge, rear hall with storage room off, three bedrooms, an updated white shower room. A pleasant view to Mow Cop & Cheshire. A discerning buyer will be very well impressed with all the specification & presentation throughout. Externally a beautifully landscaped rear garden area with a tiled patio area and



landscaping. Leading to the parking spaces. A good sized beautiful landscaped front garden area providing lovely outside space. UPVC double glazing & gas central heating. An ideal first time buy. Viewing essential without delay to appreciate this beautiful residence. (draft details subject to approval)









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 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