Shaw's
& Company Estate Agents Ltd

Derby Road

Talke, ST7 1SG

- STUNNING DETACHED BUNAGLOW
- BEAUTIFULLY PRESENTED & IMPROVED
- UPDATED & IMPROVED TRHOUGHOUT
- PORCH, HALL, A BAY WINDOW LOUNGE
- UPDATED KITCHEN & BATHROOM
- TWO DOUBLE BEDROOMS
- LOVELY SUNNY GARDENS
- UPVC D/GLAZING & GAS C/HEATING

£249,950

Derby Road, Talke, Stoke-on-Trent

Property Description

INTRO

Derby Day ! A stunning beautifully presented & updated detached bungalow set within beautiful gardens, offered For Sale which must be viewed to be fully appreciated, comprising, entrance porch, hallway, a bay window lounge, a smart updated breakfast kitchen, two double bedrooms, an updated bathroom with over shower. Externally a driveway leads to the garage. A stunning landscaped rear garden area with a full width wide Indian Stone paved patio area, leading to the lawn garden with a good degree of privacy, attracting afternoon & evening sunshine. UPVC double glazing & gas central heating from a modern combi boiler. The property is located with a lovely residential location, yet within easy access to all local & regional amenities etc. Viewing essential!

DIRECTIONS

Please follow Sat Nav for postcode ST7 1Sg turn off Swan Bank and Chester Road and right in to Derby Road and the property can be found on the right hand side.

ENTRANCE PORCH
With UPVC doors. UPVC inner door to;

ENTRANCE HALL
Radiator, store cupboard.

LOUNGE
14' 6" x 12' 7" max (4.42m x 3.84m)
A bay window to the front, coving to the ceiling. Radiator.

BREAKFAST KITCHEN
11' 8" x 10' 8" (3.56m x 3.25m)
Comprising a smart updated kitchen with fitted work surfaces, inset sink, built in oven, hob abd extractor. Tiled floor, cupboard housing the modern combi boiler. Window to the rear over looking the lovely rear garden. Radiator. Tiled floor. UPVC glazed external door.

BEDROOM ONE
12' 4" x 8' 10" (3.76m x 2.69m)
Window to the rear, overlooking the garden area. Radiator.

BEDROOM TWO
12' 3" x 10' (3.73m x 3.05m)
Window to the front, radiator, fitted wardrobes.

BATHROOM
Comprising an updated white suite with a fitted bath, over bath rainfall shower with a screen, low level W.C, wash hand basin, splash back tiling to the walls, window to the rear, chrome towel radiator. Window to the rear.

EXTERNALLY
A pleasant landscaped front garden area with a lawn, shrub borders a paved pathway. A paved driveway provides parking spaces. Leading to;

REAR GARDEN
A beautifully landscaped rear garden area with a lovely wide Indian Stone paved patio area, leading to the side of the bungalow with gravelled area. The garden has a lovely lawn garden with a great degree of privacy, attracting afternoon & evening sun. Upon viewing potential buyers will be impressed with the bungalow and the lovely gardens.

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.

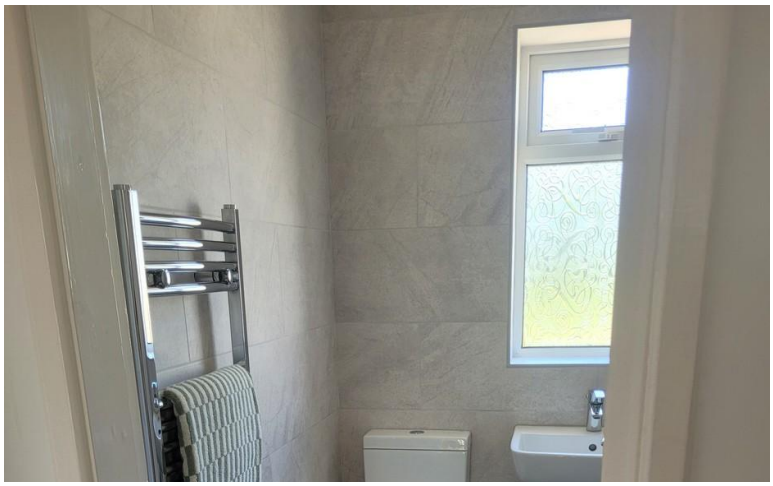
MORTGAGES
If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

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:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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