



Bellringer Place
Talke, ST7 1GJ

- BEAUTIFULLY PRESENTED
 - SEMI DETACHED RESIDENCE
 - WITHIN A CUL DE SAC LOCATION
 - HALL, LOUNGE, KITCHEN/DINING ROOM
 - CLOAKS/W.C & STORAGE
 - THREE BEDROOMS, ENSUITE & BATHROOM
 - LANDSCAPED GARDENS, DRIVEWAY
 - EASY ACCESS TO THE A500/A34
- Offers In Excess Of £210,000**





Property Description

INTRO

Shaw's & Co are delighted to offer a beautifully presented modern semi detached house within a pleasant cul de sac location with a pleasant outlook to the front and rear, comprising, hallway, lounge to the front, a well appointed kitchen/dining room with french doors to the rear garden, cloaks/wc, storage area, two double bedrooms, ensuite, bedroom three & a family bathroom. Externally a front garden, a long driveway leads to the rear of the property. A lovely landscaped rear garden area with a paved patio area, leading to the Astro turf area and another patio area. UPVC double glazing & gas central heating. Viewing essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1GJ. Follow the road around and the property can be found on the left hand side, identified by our for sale sign.

ENTRANCE HALL

Entered through a part glazed door. Staircase to the first



floor, laminate flooring, radiator.

LOUNGE

13' 6" x 11' 11" (4.11m x 3.63m)

Window to the front elevation. Laminate flooring, radiator.

CLOAKROOM

Low level W.C, wash hand basin, part tiled walls, extractor fan.

KITCHEN/DINER

15' 3" x 8' 2" (4.65m x 2.49m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Built in electric oven, gas hob with extractor over. Concealed gas central heating boiler. Defined dining area, french doors lead to the garden.

STORE AREA

Useful under stairs storage.

FIRST FLOOR LANDING

Access to the loft. Doors to:

BEDROOM ONE

11' 10" x 10' 8 MAX" (3.61m x 3.25m)

Window to the front elevation, radiator. Door to:

ENSUITE

Window to the front elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin, radiator.

BEDROOM TWO

10' 4" x 8' 7" (3.15m x 2.62m)

Window to the rear elevation with views to Mow Cop, radiator.

BEDROOM THREE

9' 9" x 6' 5" (2.97m x 1.96m)

Window to the rear elevation with views to Mow Cop, radiator.



BATHROOM

Suite comprising: panelled bath, low level W.C, wash hand basin. Radiator.

EXTERNALLY

FRONTAGE

A driveway provides off road parking.

REAR

A landscaped garden with a patio area leading to astro



turf. A further patio area provides extra seating for outside dining.

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 B

EPC RATING (PDF available online)

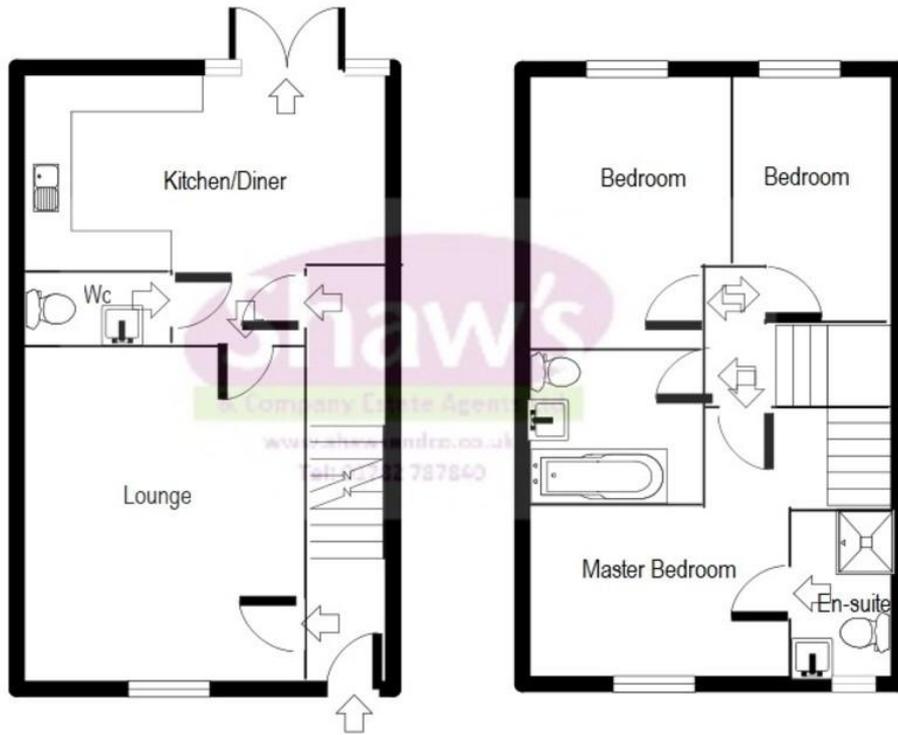
Current: Potential:





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.
 Made with Visual Builder





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.
 Made with Visual Builder

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