

Shaw's
& Company Estate Agents Ltd

Congleton Road

Talke, ST7 1ND

- A MID TERRACED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- GROUND FLOOR W.C/ UTILITY
- FIRST FLOOR BATHROOM
- POPULAR AREA FOR AMENITIES
- CLOUGH HALL & BATHPOOL PARK NEARBY

£145,000











Property Description

INTRO

Situated in the ever popular area of Talke, this is a truly unique property that offers something a little different! A home that stands out from the crowd and is sure to attract attention, with having three good sized bedrooms and being ideally suited for a family, and featuring a nicely enclosed private garden. Lounge, dining room, hall, a nicely fitted kitchen, with boasting a cloaks/utility/w.c downstairs, whilst still having a family bathroom to the first floor. On the doorstep to Cheshire, but also being within easy reach of Clough Hall and Bathpool Parks, this spacious and beautifully presented home isn't one to gloss over! GO GO GO!

ACCOMMODATION

DIRECTIONS

Please use postcode ST7 1ND for Sat Nav/ Google Maps. From the turning of Old Butt Lane, turn right into Congleton Road, where the property can be found immediately on the left hand side as identified by our For









Sale sign.

DINING HALL
12' 0" x 11' 11" (3.66m x 3.63m)
Entered through a UPVC front door. Window to the front, radiator. Cupboard concealing meters. Laminate flooring. Door to:

LOUNGE
11' 11" x 11' 8" (3.63m x 3.56m)
Window to the rear, radiator. Door to useful understairs storage cupboard. Laminate flooring.

HALLWAY
8' 1" x 3' 3" (2.46m x 0.99m)
UPVC door to the side/ rear. Space for a tall fridge freezer. The hallway serves this home exclusively, with a front composite entrance door, providing a useful storage area.

KITCHEN
10' 1" x 7' 5" (3.07m x 2.26m)
A well presented fitted kitchen with windows to the side and rear. A range of wall and base units, sink unit, worksurfaces. Space and plumbing for a washing machine. Electric oven/ grill with induction hob, and fitted extractor hood over. Laminate flooring. Radiator. Door to:

CLOAKS/ W.C
8' 8" x 4' 11" (2.64m x 1.5m)
Low level W.C. Wall mounted Vaillant Eco Tec Pro 28 gas combi central heating boiler. Storage cupboard. Mini window to the rear. Low level W.C and wash hand basin. Laminate flooring.

FIRST FLOOR LANDING
A useful storage cupboard. Doors to:

BEDROOM ONE
12' 0" x 8' 7" (3.66m x 2.62m)
Window to the rear, radiator. Door to walk in storage cupboard.

BEDROOM TWO
11' 11" x 7' 7" (3.63m x 2.31m)
Window to the front, radiator. Laminate flooring.

BEDROOM THREE
8' 11" x 6' 2" (2.72m x 1.88m)
Window to the front, radiator. Laminate flooring.









BATHROOM
11' 11" x 6' 2" (3.63m x 1.88m)
Window to the rear elevation. Suite comprising: A panelled bath with electric shower over, glass shower screen. A low level W.C, wash hand basin. Part tiled walls and tiled flooring. Useful storage cupboard with shelving. Radiator.

EXTERNALLY
A forecourted front paved area enclosed by wall and wrought iron gate.

REAR GARDEN
A Landscaped private garden, enclosed with new boundary fencing. Paved patio area leads to an astro turf lawned garden. Timber shed.

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 A

EPC RATING (PDF available online)
Current: 64D Potential: 80C










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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 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