

Shaw's
& Company Estate Agents Ltd

Church Street

Talke, ST7 1NX

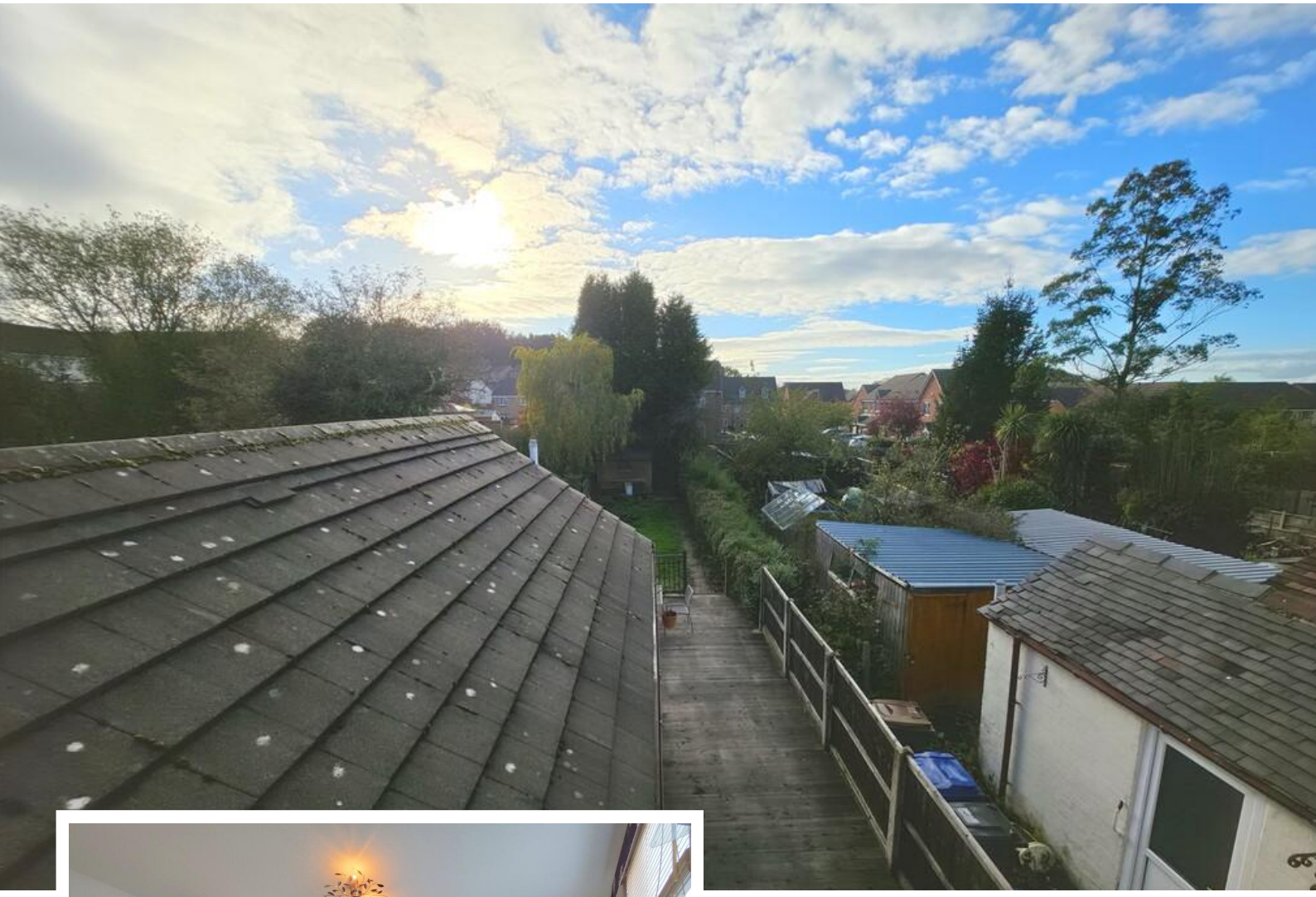
- A SEMI DETACHED HOUSE
- NO CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS REAR GARDEN
- KITCHEN, HALL & GROUND FLOOR BATHROOM
- FURTHER POTENTIAL TO IMPROVE
- EASY ACCESS TO AMENITIES & ROAD LINKS

£119,950





Church Street, Talke, Stoke-on-Trent







Property Description

INTRO

For sale with NO CHAIN - And well presented but with further potential to make your own - This two bedroom SEMI DETACHED HOUSE, also comprises lounge, dining room, kitchen, rear hall and an updated ground floor bathroom. To the rear is a private and well maintained decking area which leads to a laid to lawn garden. UPVC double glazing and gas central heating. Set in the popular location of Talke with the amenities of Butt Lane being on the doorstep, whilst being in easy access to the A34/ A500/ M6. Go go go!

ACCOMMODATION

DIRECTIONS

Please use postcode ST7 1NX for Sat Nav/ Google Maps. Proceed along Congleton Road, Butt Lane, and turn into Church Street, where the property can be found on the left hand side as identified by our For Sale sign.









LOUNGE
11' 11" x 11' 5" (3.63m x 3.48m)
Entered through a UPVC door, window to the front elevation. Cupboards housing the gas and electricity meters, laminate flooring, radiator.

DINING ROOM
11' 9" x 9' 1" (3.58m x 2.77m)
Window to the rear elevation. Open staircase to the first floor, understairs store cupboard. Laminate flooring, radiator.

KITCHEN
13' 2" x 6' 8" (4.01m x 2.03m)
Window to the side elevation. A range of wall and base units, sink unit, worksurfaces with splash back tiling. Space for a tall fridge freezer and free standing oven/ cooker. Space and plumbing for a washing machine and dryer. Vinyl tiled flooring. Radiator.

HALL
Vinyl tiled flooring. UPVC side/ rear access door. Door to:

BATHROOM
7' 9" x 6' 2" (2.36m x 1.88m)
Window to the side elevation. An updated suite comprising panelled bath with mains pressured shower and part tiled walls. Wash hand basin with vanity cupboards, low level W.C and a chrome towel radiator. Vinyl tiled flooring. Spotlights to the ceiling.

FIRST FLOOR LANDING
Doors to:

BEDROOM ONE
12' 2" x 11' 8" (3.71m x 3.56m)
Window to the front elevation. Laminate flooring, spotlights to the ceiling, radiator.

BEDROOM TWO
11' 7" x 9' 2" (3.53m x 2.79m)
Window to the rear elevation. Laminate flooring, spotlights to the ceiling, radiator. Storage cupboards.

EXTERNALLY

REAR GARDEN
A paved pathway leads to the side with gated access. Initially a decking area, leads to a good sized laid to lawn garden area, surrounded by mature shrubs/ trees and enclosed with fencing.









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: 55D Potential: 82B











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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