



126 Congleton Road
Talke, ST7 1LX

- A TWO BEDROOM TOWN HOUSE
- NO CHAIN
- UPDATED & WELL IMPROVED
- LOUNGE, KITCHEN/DINING ROOM
- GROUND FLOOR WHITE BATHROOM
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- UPVC D/G & GCH

£87,500





Property Description

INTRODUCTION

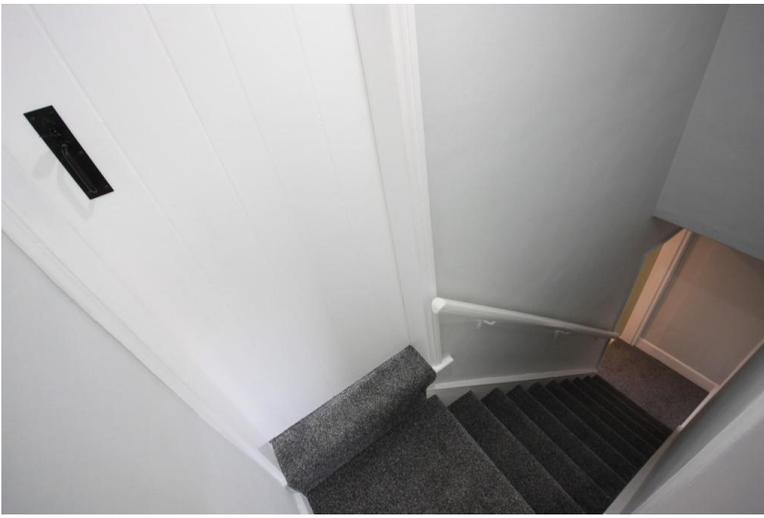
Shaw's & Co are delighted to offer for sale an updated & well presented town house which must be viewed to be fully appreciated, comprising, lounge, kitchen/dining room, rear hall, ground floor white bathroom, two double bedrooms. A forecourt to the frontage, a rear garden. UPVC double glazing & gas central heating. The property is located within easy access to lots of facilities & excellent road & rail links. Viewing is essential without further delay for this ideal first time buy home or an great property to hit the rental market with rental potential of £500 PCM No chain. (draft details subject to approval)

DIRECTIONS

Plaes follow Sat Nav with postcode ST7 1LX. From Red Bull traffic lights (A34) the property can be found on the right hand side, as identified by our for sale sign.

LOUNGE

11' 11" x 10' 11" (3.63m x 3.33m) Entered through a UPVC door. Window to the front elevation. Radiator. Two double



power points. Chimney breast with inset. Laminate flooring.

KITCHEN/DINER

11' 11" x 10' 9" (3.63m x 3.28m) The fitted kitchen comprises a range of wall and base units, worksurfaces, space for tall fridge freezer, space and vent for dryer, built in oven and hob, extractor hood. Understairs store area. Stairs to the first floor. Laminate flooring. Five double power points plus one single. Window to the rear.

INNER HALL

With side external access door. Fitted Baxi Duo Tec gas boiler, space for washer and power. Tiled floor.



BATHROOM

8' 4" x 4' 10" (2.54m x 1.47m) Window to the side elevation. Comprising a panelled bath over bath shower, low level W.C, wash hand basin. Chrome towel rail. Splash back tiling to the walls.

FIRST FLOOR LANDING

Access to the loft space. Doors to:

BEDROOM ONE

12' x 10' 10" (3.66m x 3.3m) Window to the front elevation. Radiator. Entrance door with Suffolk latch. Three double power points.



BEDROOM TWO

11' 11" x 11' 10" (3.63m x 3.61m) Window to the rear elevation. Radiator. Entrance door with a Suffolk latch. Three double power points. Over stairs store area.

EXTERNALLY

FORECOURT

A brick wall frontage with a pathway to the front door, shrub borders.

REAR GARDEN

A paved patio lead to a garden area with another patio area. A covered entry leads alongside the home, with shared access to the frontage for neighbouring properties. Cold water tap.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

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.

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.

EPC RATING (PDF available online)

Current: Potential:





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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