



Pickwick Place
Talke, ST7 1LF

- CASH BUYERS ONLY
- SUBJECT TO CONSENT
- WITHIN A LARGE GARDEN PLOT
- TWO/THREE BEDROOMS
- FURTHER POTENTIAL, REQUIRING RENOVATION
- EXTENDED KITCHEN/DINING ROOM
- FOR A POTENTIAL BUILDING PLOT
- LARGE DETACHED GARAGE

£150,000





Property Description

INTRO

CASH BUYERS ONLY With a wonderful new price, Shaw's & Co are delighted to offer For Sale a detached bungalow within a large corner plot & no chain, cash buyers only due to structural issues (non-mortgageable), with some further potential to add another dwelling (subject to consent). The property does require full renovation - and has had recent estimated works of £20,000 for underpinning and drains works, before any cosmetic renovation. The property comprises; hallway, lounge, extended kitchen/dining room, two/three bedrooms, bathroom. UPVC double glazing & combi gas central heating. The property has gardens to three sides, a large 30' garage all within this good sized plot. The property has had some structural movement in the past. Viewing by appointment.

ADDITIONAL NOTES

The property does require full renovation, and has had structural movement in the past. The corner plot has much potential to possibly create space for another dwelling subject to planning consent, in place of the garage.



Recent surveys suggest that it requires £18,000 worth of underpinning works, and £2,000 for further drains works. This is before any renovation costs for the bungalow or grounds. These two reports are available to purchase, please contact us for further information.

DIRECTIONS

Please follow Sat Nav for ST7 1LF the property can be found on the left hand side.

ENTRANCE PORCH

UPVC entrance door.

ENTRANCE HALL

UPVC entrance door, radiator entrance doors to the bedrooms and lounge and kitchen.

LOUNGE

15' 10" x 11' 7" (4.83m x 3.53m) Window to the front, radiator. Door to:

DINING ROOM/BEDROOM THREE

9' 6" x 9' 1" (2.9m x 2.77m) Fitted gas fire window to the rear, radiator.

EXTENDED KITCHEN/DINING ROOM

16' 9" x 10' 5" (5.11m x 3.18m) Comprising a fitted kitchen base and wall units, worksurfaces, single drainer sink unit. Window to the side and rear, tiled floor, built in pantry cupboards. Door to:

REAR PORCH/CONSERVATORY AREA

7' 1" x 6' 10" (2.16m x 2.08m) UPVC double glazed, tiled floor.

BEDROOM ONE

11' 10" x 10' 5" (3.61m x 3.18m) Window to the front, radiator.

BEDROOM TWO

11' 10" x 8' 4" (3.61m x 2.54m) Window to the rear, radiator.

BATHROOM

Comprising a panelled bath, low level W.C, wash hand basin, splash back tiling to the walls, radiator, window to the side. Door to the boiler cupboard with Worcester Combi gas boiler.

EXTERNALLY

FRONT GARDEN





A paved front garden area and driveway.

SIDE GARDEN

A landscaped garden area with gravel and low maintenance borders. Block wall to side, a paved pathway.

REAR GARDEN

With patio and broken slate finish areas, mature shrubs. Gate to a further garden area paved behind the garage.

DETACHED LARGE GARAGE

29' 7" x 12' 6" (9.02m x 3.81m) Electric up and over front door two window, rear access door.



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: 65D Potential: 82B





Whilst every effort has been made to ensure the accuracy of the floor plan, the actual measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement and the floor plan is to be taken as a guide only. The plan is for guidance purposes only and should not be relied on for any contractual purposes or details. The services, fixtures, appliances, stair treads to be seen should not be guaranteed as to their operation or efficiency can be given. Check each room before.

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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