



88 Woodshutts Street
Talke, ST7 1LB

- SEMI DETACHED HOUSE
- WITH DRIVEWAY & REAR GARDEN
- HALL, LOUNGE, DINING ROOM
- KITCHEN & OUTBUILDINGS
- THREE GOOD SIZED BEDROOMS
- UPVC D/G, GCH
- CONVENIENT LOCATION
- EASY ACCESS TO THE A34/A500

Guide Price £150,000





Property Description

DIRECTIONS

Proceed along the Avenue, turn right into Woodshutts Street where the property can be found on the left hand side as identified by our For Sale Sign.

ENTRANCE HALL

Front entrance door, radiator, laminate flooring, stairs to the first floor.

LOUNGE

15' 10" x 11' 4" (4.83m x 3.45m) Window to front, radiator, laminate flooring. Arch to:

DINING ROOM

12' 11" x 8' 9" (3.94m x 2.67m) Radiator, Bi folding doors to rear. Laminate flooring.

KITCHEN

9' 1" x 8' 9" (2.77m x 2.67m) Fitted with a range of white finished units with work surfaces over and appliance space below. Matching wall cupboards, plumbing for washing



machine, inset single drainer stainless steel sink. Splash back tiling, tiled floor, understairs store, boarded ceiling, gas boiler.

FIRST FLOOR LANDING

Window to side, access to loft.

BEDROOM ONE

14' 9 Max " x 11' 6 reducing to 10'2" (4.5m x 3.51 m)

Window to the front, radiator.

BEDROOM TWO

12' 2" x 9' 0" (3.71m x 2.74m) Window to the rear,

radiator, laminate flooring.



BEDROOM THREE

9' 11" x 8' 2" (3.02m x 2.49m) Window to the front,

radiator.

BATHROOM

A white suite comprising panelled bath, over bath shower, wash hand basin, low level W.C, splash back tiling, radiator, window to the rear. Chrome towel radiator.

EXTERNALLY

FRONT GARDEN

A long front garden, laid to lawn, paved patio area. A double width parking area with dropped kerb.



REAR GARDEN

Laid to lawn, paved patio area, brick built outhouses.

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

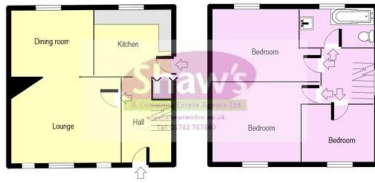
Newcastle Borough Council.



EPC RATING (PDF available online)

Current: 70C Potential: 84B





While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any error, omission, or misstatement and the floor plan is for guidance only as a guide.

The plan is for illustrative purposes only and should be used as such. Any prospective purchaser should consult the services, systems, appliances, fixtures have not been tested and no warranty, any condition, performance or efficiency can be given.

Marked with visual builder.



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Made with Visual Builder

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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