

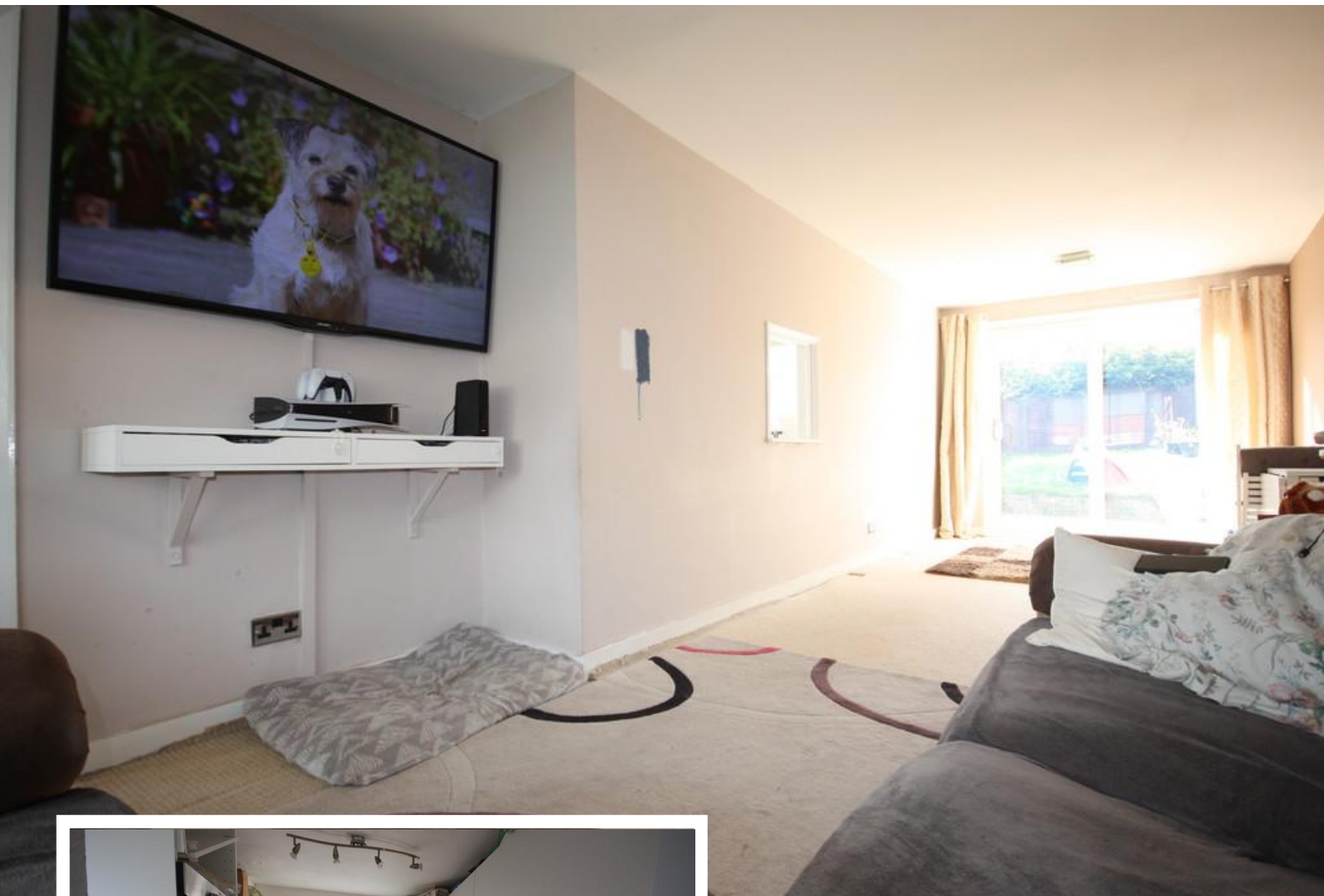


22 Unity Way
Talke, ST7 1RU

- A SEMI DETACHED HOUSE
- EXTENDED TO THE REAR
- HALL, KITCHEN
- THREE BEDROOMS
- 26' LOUNGE/DINING ROOM
- FAMILY BATHROOM
- GARDENS TO THE FRONT & REAR
- GARAGE, UPVC D/G GCH

£169,995





Property Description

INTRO

Shaw's & Co are delighted to offer a brilliant opportunity to acquire an extended semi detached house with a 26' lounge/dining room, kitchen, three good sized bedrooms, a first floor bathroom. Externally a long driveway provides parking spaces leading to the garage, laid to lawn front and rear gardens. UPVC double glazing & gas central heating are installed. The property is located within easy access to good road links to the A34/A500 leading to Newcastle, Stoke, or Alsager. Viewing essential without delay.

ENTRANCE HALL

UPVC entrance door, staircase to the first floor. Radiator. Door to;

LOUNGE/DINING ROOM

26' 3" x 10' 9" (8m x 3.28m) Bow window to the front, patio doors to the rear garden. Radiator.

KITCHEN





10' 10" x 7' 10" (3.3m x 2.39m) Comprising fitted base and wall units, single drainer sink, work surfaces, double oven, window to the rear, side external access door. Under stairs store area. Glow Worm Ultimate 30 gas boiler, tiled splash back.

FIRST FLOOR LANDING

Window to the side.

BEDROOM ONE

12' 8" x 8' 11" (3.86m x 2.72m) Window to the rear, radiator.

BEDROOM TWO

13' x 7' 5" (3.96m x 2.26m) Window to the front, radiator.

BEDROOM THREE

9' 8" x 6' 4" (2.95m x 1.93m) Window to the front, radiator. Overstairs wardrobe area.

BATHROOM

7' x 5' 5" (2.13m x 1.65m) Comprising a panelled bath, low level W.C, wash hand basin, splash back tiling, window to the rear, chrome radiator.

EXTERNALLY

FRONT GARDEN

Laid to lawn, a long driveway provides parking spaces.

GARAGE

Detached brick garage.

REAR GARDEN

Laid to lawn, patio area.

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: 73C Potential: 86B



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, fixtures and fittings shown are to be operated as to their operation or efficiency can be given.
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