



18 Tollgate Close
Talke, ST7 1BH

- END TOWN HOUSE
- PORCH, LOUNGE
- DINING ROOM, KITCHEN, CONSERVATORY
- TWO BEDROOMS & BATHROOM

- LANDSCAPED GARDENS
- SOME FURTHER POTENTIAL
- UPVC D/G & GCH
- DRIVEWAY & PARKING

Asking Price Of £130,000





Property Description

DIRECTIONS

Please follow Sat Nav for postcode ST7 1BH.

ENTRANCE PORCH

A part glazed entrance door with glazed panels.

LOUNGE

14' 9" x 10' 5" (4.5m x 3.18m) MAX Window to the front, radiator, staircase to the first floor.

DINING ROOM

7' 11" x 8' 5" (2.41m x 2.57m) Radiator, door to the kitchen and door to the conservatory.

CONSERVATORY

Upvc double glazed conservatory, Doors to the garden.

KITCHEN

8' 5" x 6' 5" (2.57m x 1.96m) Fitted base and wall units, worksurfaces, single drainer sink, wall mounted gas boiler, window to the rear.





FIRST FLOOR LANDING

BEDROOM ONE

11' 6" x 8' 7" (3.51m x 2.62m) Window to the front, radiator.

BEDROOM TWO

10' 8" x 6' 5" (3.25m x 1.96m) Window to the rear, radiator.

BATHROOM

7' 9" x 4' 4" (2.36m x 1.32m) Comprising a panelled bath, with over bath shower, low level w.c, wash hand basin, radiator, window to the rear, splash back tiling to the walls.



EXTERNALLY

FRONT GARDEN

Laid to lawn a driveway, provides parking spaces.

REAR GARDEN

A landscaped tiered rear garden with shrub borders.

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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Kidsgrove
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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