



9 Oldhill Close
Talke Pits, ST7 1RD

- MATURE SEMI DET HOUSE
- WITHIN A POPULAR LOCATION
- EASY ACCESS TO THE A500/A34
- NO CHAIN
- ENTRANCE PORCH, HALLWAY
- LOUNGE, KITCHEN/DINING ROOM
- THREE BEDROOMS, BATHROOM
- PARKING TO THE FRONTM GARAGE

£180,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a mature semi detached house ideal for a growing family with no chain and located within an established well regarded cul de sac. The house comprises entrance porch, entrance hall, lounge, kitchen/dining room, utility, an attached garage, lounge, kitchen/dining room, utility, an attached garage, three bedrooms with fitted wardrobes, a family bathroom. Externally a landscaped rear garden attracting afternoon sun. A frontage to provide parking spaces and shrub border. UPVC double glazing & gas central heating. The property is located within easy access to the A34/A500 with all amenities nearby. Viewing essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1RD. On entering Oldhill Close the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH

Dwarf wall construction with UPVC door and windows.



Door to:

ENTRANCE HALL

Stairs to the first floor. Coving to the ceiling. Double radiator.

LOUNGE

14' 3" x 11' 7" (4.34m x 3.53m) Bow window to the front elevation. Feature fireplace with gas fire. Radiator.

KITCHEN/DINER

18' x 8' 3" (5.49m x 2.51m) Two windows to the rear elevation. Range of wall and base units, single drainer sink unit. Tiled floor to the kitchen area.



UTILITY ROOM

8' 3" x 6' 8" (2.51m x 2.03m) Housing the Worcester Bosch gas boiler. Window to the rear elevation. Rear access door to the garden. Door to:

GARAGE

16' 3" x 8' 9" (4.95m x 2.67m) Up and over door. Electric light and power.

FIRST FLOOR LANDING

Window to the side. Doors to:

BEDROOM ONE

11' 9" x 10' 9" Window to the rear elevation. Fitted wardrobes. Radiator.

BEDROOM TWO

11' 6" x 10' (3.51m x 3.05m) Window to the front elevation. Fitted wardrobes. Radiator.

BEDROOM THREE

7' 10" x 6' 10" (2.39m x 2.08m) Window to the front elevation. Radiator. Fitted wardrobes.



BATHROOM

8' 6" x 7' 2" (2.59m x 2.18m) Window to the rear elevation. Suite comprises: panelled bath, low level W.C, wash hand basin. Access to the loft.



EXTERNALLY

FRONT GARDEN

Driveway provides parking. Shrub borders.

REAR GARDEN

Attracting the afternoon the sun, a good sized garden laid to lawn 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.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:





43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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