



Harecastle Avenue
Talke, ST7 1JT

- A SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- LARGE CORNER PLOT LOCATION
- GARDENS TO THE FRONT & REAR
- NO CHAIN, WELL PRESENTED THROUGHOUT
- DOUBLE GARAGE/OUTBUILDINGS
- THREE BEDROOMS
- PLENTY OF PARKING AVAILABLE

Offers In Excess Of £179,995





Property Description

INTRO

King of the (Hare)castle! Set on a large corner plot, this spacious abode has NO CHAIN and comprises entrance hall, lounge, dining room, kitchen, double garage/outbuildings with ground floor cloaks/W.C and further storage, three bedrooms and a family bathroom. The property benefits from an excellent sized front garden being laid to lawn, and having a long driveway with parking for multiple cars, and a well presented rear lawned garden. UPVC double glazing windows and doors and an updated gas combi boiler. The property will be re-decorated and have some new carpets in a few areas, prior to completion. Contact us today to register your interest!

DIRECTIONS

Please use postcode ST7 1JT for Sat Nav/Google Maps. From The Avenue and Kidsgrove, turn left into Lower Ash Road and right into Harecastle Avenue, where the property can be found immediately on the left hand side as identified by our For Sale sign.



ACCOMMODATION

ENTRANCE LOBBY

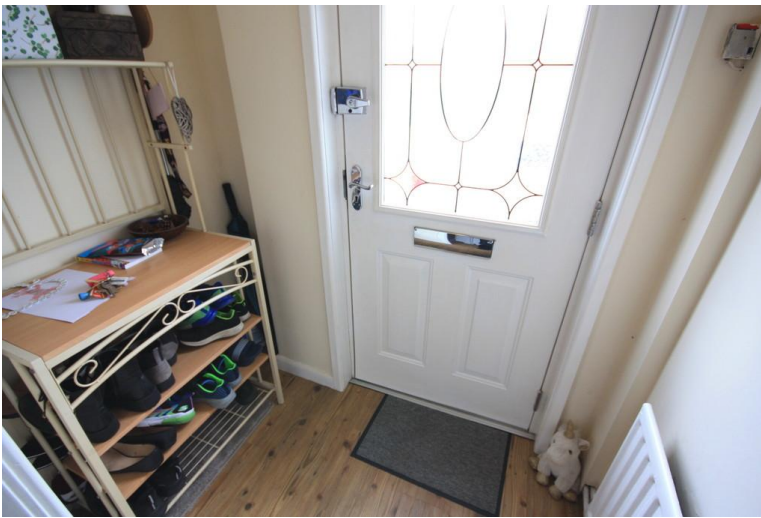
Front entrance door. Radiator. Karndean flooring. Stained glass window feature. Door to:

ENTRANCE HALL

Karndean flooring. Staircase to the first floor. Radiator. Door to:

DINING ROOM 11' 9" x 10' 1" (3.58m x 3.07m)

Windows to the front and the side, radiator. Karndean flooring. Double opening doors to the lounge.



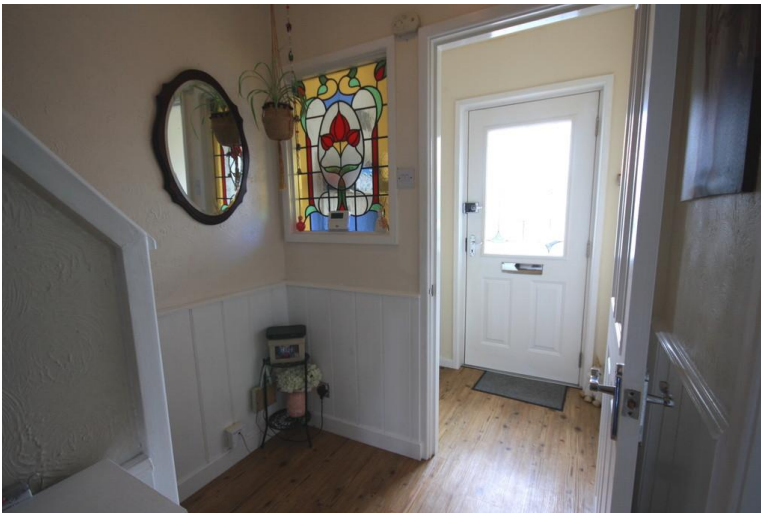
LOUNGE 15' 10" x 11' 7" (4.83m x 3.53m) reducing to 10/3 Double French doors to the rear garden (approx 2 years old). Electric fire and surround. Radiator.

KITCHEN 9' 11" x 7' 2" (3.02m x 2.18m)

Comprising a range of base and wall mounted cupboard units with worksurfaces. Single drainer sink unit. Fitting for gas hob, extractor hood. Radiator. Window to the rear. UPVC side access door to the garage/outbuildings.

GARAGE/OUTBUILDINGS 19' 4" x 14' 2" (5.89m x 4.32m) reducing to 6'5

Entered via an electronic roller front double door, or with a further front access door. A spacious room, with three doors off, providing further storage in two rooms and a W.C in another. Timber door to the rear garden.



CLOAKS.W.C

Window to the rear. Low level W.C. Space and plumbing for a washer.

FIRST FLOOR LANDING

Window to the side.

BEDROOM ONE 11' 9" x 10' (3.58m x 3.05m)

Window to the rear, radiator. In the corner of the room is an enclosed quirky shower cubicle featuring electric shower, and tiled. Laminate flooring. Fitted wardrobes.

BEDROOM TWO 13' 8" x 9' 10" (4.17m x 3 m)

Window to the front, radiator. Three sliding fitted wardrobes.

BEDROOM THREE 10' 1" x 8' 11" (3.07m x 2.72m)

Window to the front, radiator. Small inbuilt wardrobe.

BATHROOM 7' 11" x 7' 4" (2.41m x 2.24m)

Comprising a corner panelled bath with overbath shower, low level W.C and wash hand basin. Cupboard housing gas





combi boiler, which we understand to be approx 5 years old.

EXTERNALLY

FRONT GARDEN

An excellent sized front garden, with a paved entrance driveway with parking for multiple vehicles, and a good size laid to lawn garden area. Surrounded by shrubbery and hedges, and including fencing. Gravelled stone area.

REAR GARDEN

A paved pathway, and laid to lawn garden area is surrounded by shrub borders. A further paved section is at the back of the garden.

ADDITIONAL NOTES

Our vendor has advised that they will be re-painting throughout, and new carpets will be fitted in the lounge, stairs landing and rear bedroom. The property benefits from having an up to date and valid EPC, and gas and electric safety certificates. All front and side windows are 1 year old. The French doors in the lounge are approx 2 years old. This property will be sold with no onward chain.

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. daily, please call us on 01782 787840 .

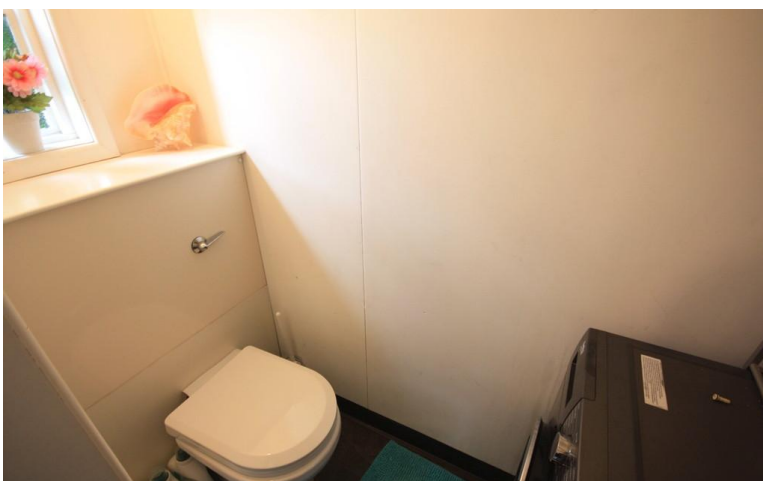
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 69C Potential: 83B







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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