

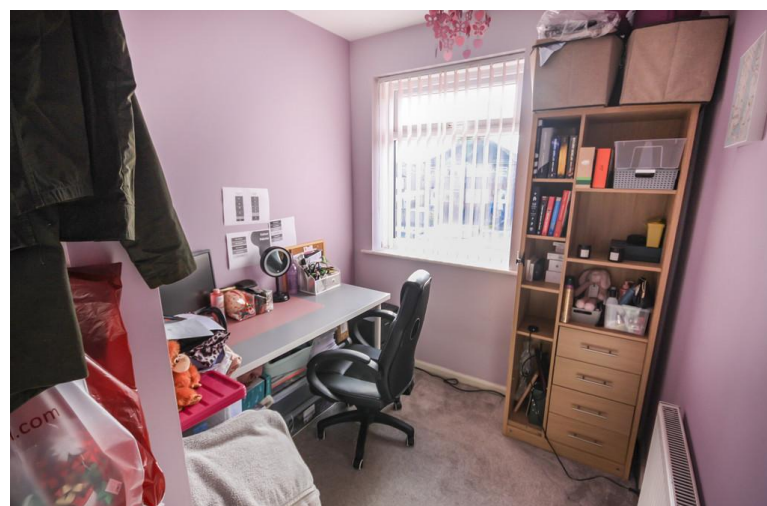


**Cedar Avenue**  
Talke, ST7 1LA

- SEMI DETACHED HOUSE
- POPULAR LOCATION, NO CHAIN
- PORCH, HALL, LOUNGE
- UPDATED KITCHEN/DINING ROOM
- CLOAKS/W.C
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- UPVC D/GLAZING & GAS C/HEATING

**£159,995**





## Property Description

### INTRO

A semi detached house located within a popular location comprising entrance porch, hall, a bay window lounge, an updated breakfast kitchen, rear hall, cloaks/w.c, boiler area, three bedrooms and a bathroom with a white suite. Externally landscaped garden to the front and a good sized landscaped rear garden with parking space. UPVC double glazing & gas central heating from a combi boiler. Access is easy to the A35/A500 Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1LA. From Kidsgrove town centre proceed along The Avenue, this eventually becomes Cedar Avenue. The property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE PORCH

Entered through a UPVC door. UPVC windows, tiled floor.



#### ENTRANCE HALL

Window to the side elevation. Staircase to the first floor. Radiator.

#### LOUNGE

14' 4" x 12' 11 max" (4.37m x 3.94m)

Window to the front elevation. Feature fireplace. Coving to the ceiling, wall lights. Useful under stairs store. Laminate flooring.

#### KITCHEN/DINER

10' 11" x 8' 4" (3.33m x 2.54m)

Window to the rear elevation. Updated kitchen comprising: wall and base units, worksurface. Built in fridge freezer, dishwasher, single oven, gas hob with extractor over. Tiled floor. Radiator.

#### REAR ENTRANCE HALL

UPVC side access door. Tiled floor.

#### CLOAKROOM

Window to the side elevation. Low level W.C.

#### UTILITY ROOM

Space for appliances. Modern Baxi Duo Tec gas boiler.

#### FIRST FLOOR LANDING

Window to the side elevation. Doors to:

#### BEDROOM ONE

12' 10" x 9' 5" (3.91m x 2.87m)

Window to the front elevation. Radiator.

#### BEDROOM TWO

11' x 8' 5" (3.35m x 2.57m)

Window to the rear elevation with a view over surrounding area. Radiator.

#### BEDROOM THREE

9' 4" x 6' 11" (2.84m x 2.11m)

Window to the front elevation. Over stairs store. Radiator.

#### BATHROOM

6' 2" x 5' 4" (1.88m x 1.63m)

Window to the rear elevation. A white suite comprising: panelled bath with over bath Triton shower. low level W.C, wash hand basin. Splash back tiling. Chrome towel rail.

#### EXTERNALLY

#### FRONT

An attractive landscaped garden, laid to lawn with shrub borders. Pathway leads to:





#### REAR GARDEN

Enclosed with gates to the rear. Blocked paved patio leads parking spaces. Decked area. Laid to lawn. Outside tap.

#### 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 .

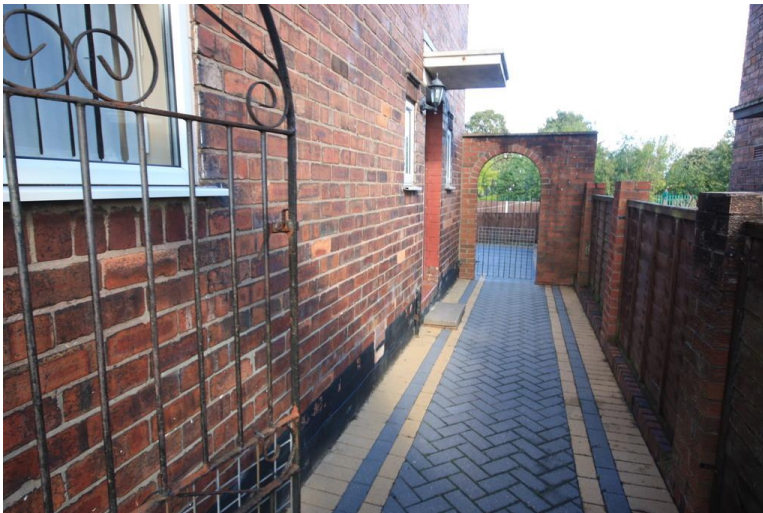
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: Potential:





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 the responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only and is a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Visual Builder



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.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Visual Builder

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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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