



**Woodshutts Street**  
Talke, ST7 1LB

- BEAUTIFULLY PRESENTED
- REFURBISHED THROUGHOUT
- END TOWN HOUSE
- LOUNGE, BREAKFAST KITCHEN
- THREE BEDROOMS
- UPDATED WHITE BATHROOM
- UPVC D/G, GAS C/H
- POPULAR & CONVENIENT LOCATION

**Offers In Excess Of £115,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer a refurbished & well presented end town house with parking space & small garden, comprising an updated breakfast kitchen, lounge, three bedrooms, first floor white bathroom. UPVC double glazing & gas combi heating. We are informed the property was refurbished approx 6 years ago & now offers a well presented updated property, an ideal first time buy and/or investment. The rental potential is approx £500-550PCM Access is easy to all amenities with road links to the A34/A500 Viewing essential without delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1LB turn off Congleton Road and the property can be found on the right hand side as identified by our For Sale Sign.

### LOUNGE

14' 8" x 13' 0 Max" (4.47m x 3.96m) Window to the front, staircase to the first floor, radiator.



#### BREAKFAST KITCHEN

13' 1" x 8' 1" (3.99m x 2.46m) Comprising a well appointed white fitted kitchen, work surfaces, single drainer sink, built in oven and hob and extractor hood. Wall mounted Baxi Duo Tec gas central heating boiler. Radiator, recessed spot lights to the ceiling, glazed upvc external door, window to the rear.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

10' 6" x 8' 11" (3.2m x 2.72m) Window to the side and front, radiator.



#### BEDROOM TWO

13' 6" x 7' 3" (4.11m x 2.21m) Window to the rear with obscure glass, radiator.

#### BEDROOM THREE

15' 3" x 8' 7" reducing to 5'6" (4.65m x 2.62m) Window to the front, radiator.

#### BATHROOM

7' 2" x 6' 0" (2.18m x 1.83m) Comprising a white suite with a panelled bath, over bath shower, low level w.c, wash hand basin, radiator.



#### EXTERNALLY

#### PARKING SPACE

A tarmac parking space gate to:

#### GARDEN AREA

A garden area with a broken slate finish, enclosed garden space.

#### NOTE

A flying freehold over the adjacent property. The vendor informs us the property was refurbished approx 6 years ago with new roof and trusses. New concrete floors, double glazing, decorating, carpets floorings, kitchen and bathroom.

#### 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 be 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:



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

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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