



**Unity Way**  
Talke, ST7 1RU

- AN EXTENDED SEMI DETACHED HOUSE
- ENTRANCE PORCH, HALL
- LOUNGE, KITCHEN/DINING ROOM
- UTILITY, CLOAKS/W.C, STORE ROOM
- ATTACHED GARAGE
- THREE BEDROOMS, BATHROOM
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

**£199,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented spacious extended semi detached house offering plenty of accommodation comprising; entrance porch, entrance hall, lounge, kitchen/dining room, utility room, cloaks w/c store room, attached garage, three bedrooms, a first floor bathroom. A paved frontage, a landscaped rear garden area. UPVC double glazing & gas central heating are installed. The property is within easy access to all facilities and road links to the A34/A500. Viewing is essential without delay.

### DIRECTIONS

Please follow Sat Nav/Google Maps with postcode ST7 1RU. Turn off the A34 follow the road round and the property can be found on the right hand side as identified by our For Sale sign.

### ACCOMMODATION







#### ENTRANCE PORCH

Composite front door. UPVC double glazed. Tiled floor. Laminate flooring. Coving to ceiling.

#### ENTRANCE HALL

Staircase to the first floor. UPVC front entrance door. Radiator.

#### LOUNGE

13' 2" x 13' (4.01m x 3.96m)

Bow window to front, radiator. Coving to ceiling.



#### KITCHEN/DINING ROOM

16' 5" x 9' 6" (5m x 2.9m)

Comprising a range of updated base and wall mounted cupboard units, inset stainless steel sink worksurfaces, built in oven, electric hob, appliance space. Glazed UPVC patio door to rear garden and window to the rear.

Radiator. Door to under stairs store.

#### FIRST FLOOR LANDING

Window to side, access to loft. Coving to ceiling. Store cupboard off with a radiator.

#### BEDROOM ONE

11' 11" x 8' 8" (3.63m x 2.64m)

Window to front, radiator.



#### BEDROOM TWO

9' 5" x 9' 4" (2.87m x 2.84m)

Window to rear, radiator. Fitted wardrobes. Coving to ceiling.

#### BEDROOM THREE

8' 5" x 7' 5" (2.57m x 2.26m)

Window to front, radiator. Coving to the ceiling.



#### BATHROOM

Comprising a white suite with panelled bath and overbath shower, wash hand basin, low level W.C. Fully tiled walls. Chrome towel radiator, window to rear. Tiled floor.

#### ATTACHED GARAGE

14' x 9' (4.27m x 2.74m)

Electric light and power up and over door.

#### STORE AREA

10' x 8' 10" (3.05m x 2.69m)

Access to the W.C./Cloakroom.



#### UTILITY ROOM

8' 4" x 8' (2.54m x 2.44m)

Fitted base units and worksurfaces sink unit. Plumbing for washing machine. Window to rear and rear entrance door. Gas fired Baxi 105E Gas fired combination boiler. This useful addition has a pitched roof. Tiled floor.

#### CLOAKS/W.C

Low level W.C.

#### EXTERNALLY

#### FRONT GARDEN

A paved patio area, shrub border to side. A driveway provides parking and access to the attached garage.

#### REAR GARDEN

A paved patio area providing access to a lawn area with shrub borders. The garden has a pleasant outlook and is enclosed by fencing.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

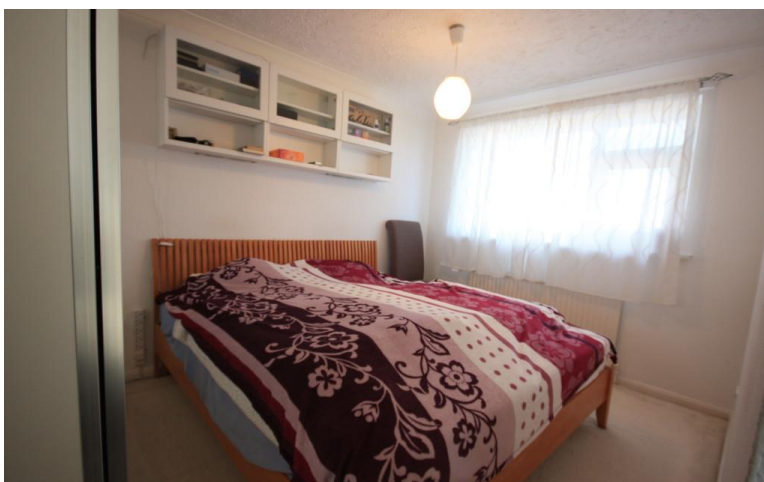
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard 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 .







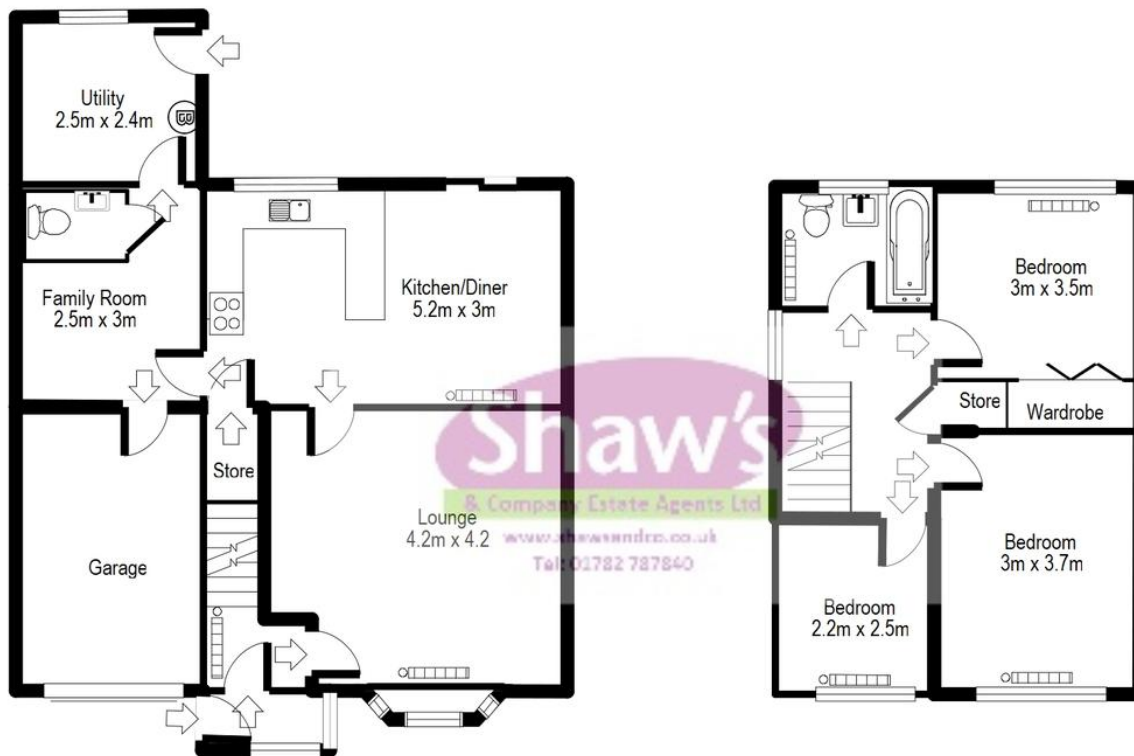
LOCAL AUTHORITY  
Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)  
Current: 64D Potential: 87B







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

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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 and 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