



Kingsley Road
Talke Pits, ST7 1RB

- A DETACHED BUNGALOW
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- LARGE DRIVEWAY FOR PARKING
- LOW MAINTENANCE REAR GARDEN
- SPACIOUS FEEL THROUGHOUT
- UPVC D/G & GAS C/HEATING
- CONVENIENT LOCATION TO THE A500/A34

£230,000





Property Description

INTRO

New on the market, a KING sized detached bungalow for sale in Kingsley Road! Featuring a spacious accommodation with three bedrooms and comprising an entrance hall, good sized lounge, kitchen and shower room. Externally the property boasts an excellent sized tarmac driveway with parking for several vehicles, and to the rear is a low maintenance well presented rear paved garden. UPVC double glazing and gas central heating from a Worcester Bosch gas combi boiler. A highly convenient area to the A34/A500, useful road links and local amenities. Not one to be missed, this one won't be available for long!

DIRECTIONS

Please use postcode ST7 1RB and from High Street, Talke and St. Martins Road, turn left into Kingsley Road. The property can be found on the right hand side as identified by our For Sale sign.





ACCOMMODATION

ENTRANCE HALL

A UPVC front entrance door. A good sized L shaped hall. Radiator. Cupboard concealing updated consumer unit and electric meter. Thermostat heating control. To the rear end of the hall is a window to the side.

LOUNGE

14' 3" x 13' 4" (4.34m x 4.06m)

With bow window to the front, and smaller window to the side. Radiator. Feature fireplace with electric fire. Laminate flooring.



KITCHEN

12' 7" x 10' 10" (3.84m x 3.3m)

Comprising base and wall mounted cupboard units with worksurfaces over. Single drainer sink unit. Electric oven and hob. Cupboard housing Worcester 2000 (GC2000IW 25CNG) gas combi boiler (Fitted late 2020). Windows to the rear and the side, and UPVC rear access door. Concealed gas meter. Cushion flooring.

BEDROOM ONE

14' 3" x 10' 6" (4.34m x 3.2m)

Tall standing window to the rear. Radiator.



BEDROOM TWO

14' x 10' 3" (4.27m x 3.12m)

Window to the front, radiator. Cushion flooring.

BEDROOM THREE

10' 4" x 6' 9" (3.15m x 2.06m)

Window to the side, radiator. Newly fitted carpet.

SHOWER ROOM

7' 8" x 6' 8" (2.34m x 2.03m)

An updated shower room with enclosed shower cubicle with electric shower. Low Level W.C, wash hand basin. Opaque window to the rear. Radiator. Access to the loft.



EXTERNALLY

FRONTAGE

Enclosed by a dwarf wall, the property has a tarmac driveway which features parking for multiple vehicles. To the side of the property there is gated access through to the rear garden.

REAR GARDEN

A well presented low maintenance rear garden area being predominantly paved patio. Enclosed by fencing. A further wildlife section at the bottom of the garden is also part of



this title, which is currently overgrown with nettles/brambles but has much further potential to update and improve if required, see as pictured.

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 C

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 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