



**Glebe Street**  
**Talke, ST7 1NP**

- A TWO BEDROOM TERRACED HOUSE
- FURTHER POTENTIAL THROUGHOUT
- WITHIN A POPULAR LOCATION
- TWO BEDROOMS
- NO CHAIN, FULL RENOVATION REQUIRED
- TWO RECEPTION ROOMS
- GARAGE NEARBY
- PAVED & LAWN GARDEN TO REAR

**£70,000**







## Property Description

### INTRO

**\* ATTENTION INVESTORS! \* FOR SALE - A two bedroom terraced property with NO CHAIN & with huge potential to put your own stamp on it! With a full renovation being required, the house comprises of two reception rooms, kitchen, a ground floor shower room, and two bedrooms to the first floor. A detached concrete sectional garage is included, situated across the street. A paved rear yard and further laid to lawn garden area. UPVC double glazing, gas central heating from a combi boiler. The property is located within a popular location and easy access to the A500/A34 and local amenities. Structural survey available upon request. Viewing essential without delay!**

### DIRECTIONS

Please follow Sat Nav/Google Maps with postcode ST7 1NP. Turn off Church Street and the property can be found on the left hand side, as identified by our for sale sign.

### LOUNGE

11' 9" x 11' 9" (3.58m x 3.58m)





Entered through a UPVC door. Window to the front elevation, radiator. Cupboard housing gas and electric meters. Electric consumer unit (in need of updating).

#### DINING ROOM

12' x 8' 10" (3.66m x 2.69m)

Window to the rear elevation, radiator. Fire and surround. Understairs store area. Door to staircase to the first floor.

#### KITCHEN

9' 7" x 6' 9" (2.92m x 2.06m)

Window to the side elevation. A range of wall and base units, single drainer sink unit, worksurface. Splash back tiling to the walls. UPVC rear access door. The suite is in need of renovation.



#### REAR ACCESS HALL

Side access door. Door to:

#### SHOWER ROOM

Window to the rear elevation. Enclosed shower cubicle, low level W.C, wash hand basin. The suite is in need of renovation.

#### FIRST FLOOR LANDING

Doors to:



#### BEDROOM ONE

11' 9" x 8' 7" (3.58m x 2.62m)

Window to the front elevation. Overstairs store area. Gas heater (NOT TESTED).

#### BEDROOM TWO

12' 2" x 11' 11" (3.71m x 3.63m)

Window to the rear elevation. Baxi Duo Tec Gas Central Heating Boiler. Radiator.

#### PAVED YARD/GARDEN

Initially a paved patio rear garden area, with a gate beyond to a nice sized laid to lawn garden area, enclosed by fencing and with further potential.



#### DETACHED GARAGE

Of concrete sectional construction with up and over door. (No power and lighting). The garage is located across the road from Glebe Street, sitting on the corner of Skellern Street.

#### FURTHER INFO

Please note the property does require a full refurbishment. The property benefits from having UPVC double glazed windows and doors throughout, and gas central heating from a Baxi Duo Tec combi boiler (some





radiators/heaters will need updating). The kitchen and bathroom are in need of refurbishment, along with decor/carpets throughout and having artexed walls/ceilings in every room other than the kitchen and bathroom. We would advise that the electrics require updating. A structural survey report as carried out by our vendors, is available to share upon request.

#### 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: 60D Potential: 74C











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 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