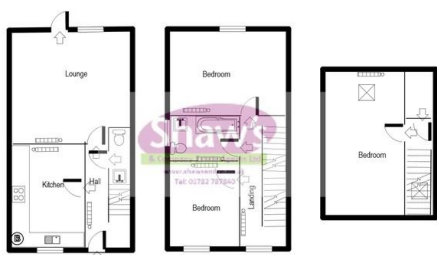




**Chapel Street  
Talke, ST7 1NN**

- SPACIOUS END TOWN HOUSE
- APPROX 95SQM ACCOMMODATION
- HALL, UPDATED BREAKFAST KITCEHN
- LOUNGE TO THE REAR
- THREE BEDROOMS, FAMILY BATHROOM
- REAR GARDEN & PARKING TO REAR
- UPVC D/G, GAS C/H
- EASY ACCESS TO THE A500/A34

**£155,000**



While 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.  
The 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





## Property Description

### INTRO

A spacious three storey town house which must be viewed to be fully appreciated, approx 95 Sqm of accommodation, comprising hallway, cloaks/w.c, updated breakfast kitchen, lounge/dining room with access to the garden, first floor two bedrooms and a family bathroom, a second floor large bedroom. Externally a rear garden area and parking spaces to the rear. UPVC double glazing & gas central heating. The property has easy access to all amenities and road links via the A34/A500 Viewing essential without delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1NN. Turn off Congleton Road and in to Chapel Street. The property can be found on the left hand side as identified by our for sale sign.

### ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor. Meter cupboard. Radiator.



#### BREAKFAST KITCHEN

13' x 7' 2" (3.96m x 2.18m)

Windows to the front and side elevations. A range of updated wall and base units, single drainer sink unit, worksurfaces. Built in oven, hob with extractor over. Glass splash back, integrated dish washer, plinth lighting. Easicom combi gas fired boiler. Radiator.

#### LOUNGE/DINING ROOM

13' 11" x 13' 7" (4.24m x 4.14m)

Window to the side elevation, French doors to the rear. Radiator.



#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

14' x 10' 8" (4.27m x 3.25m)

Window to the rear elevation. Radiator.

#### BEDROOM TWO

9' 10" x 7' (3m x 2.13m)

Window to the front elevation. Radiator.

#### BATHROOM

Suite comprising: panelled bath and over bath shower, low level W.C, wash hand basin. Splash back tiling to the walls. Radiator.



#### SECOND FLOOR LANDING

Store cupboard off. Velux style roof window.

#### BEDROOM THREE

19' 7" x 10' 9" (5.97m x 3.28m)

Sloping ceiling. Velux style window to the rear. Radiator. A large double bedroom.

#### EXTERNALLY

#### REAR

A block paved pathway and patio to the rear garden. Central garden area. Parking space accessed from Congleton Road.

#### 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

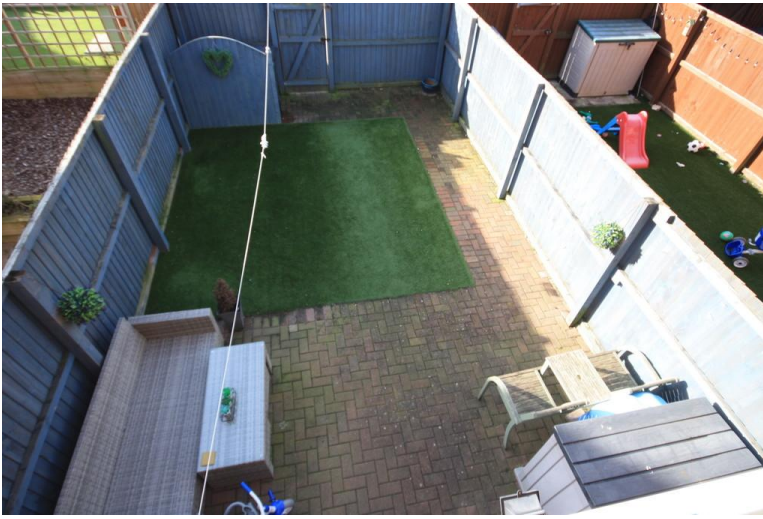
Newcastle Borough Council.

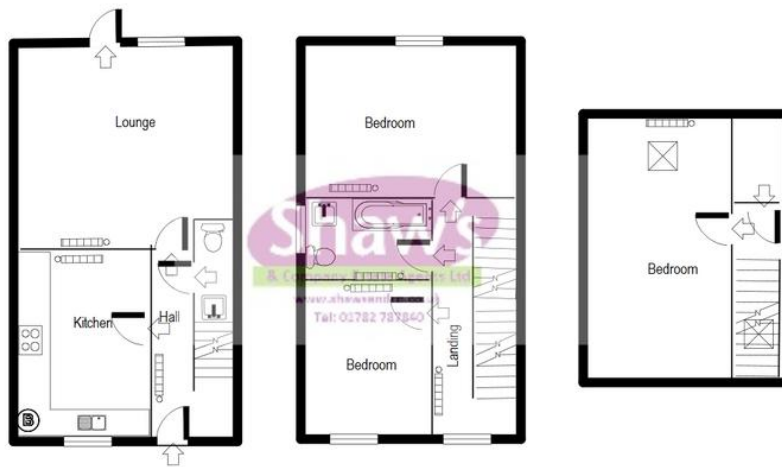
#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 79C Potential: 90B







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 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