



Unity Way
Talke, ST7 1RU

- A DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- NO CHAIN, NEW PRICE
- HALL, KITCHEN, LOUNGE/DINING ROOM

- TWO DOUBLE BEDROOMS WITH FRENCH DOORS
- DINING ROOM/BEDROOM THREE
- SHOWER ROOM, GARAGE
- LANDSCAPED GARDENS

£204,500





Property Description

INTRO

A lovely detached bungalow offered For Sale with NO CHAIN & WITH A SMASHING NEW PRICE! Located within a popular & convenient location; comprising hallway, kitchen, lounge/dining room, two double bedrooms both with French doors to the rear, a dining room/potential bedroom three, a shower room, Externally a landscaped front garden area, a driveway provides parking spaces, a garage. A landscaped rear garden area. UPVC double glazing & gas central heating. The property is located within easy access to daily facilities and road links to the A34/A500 yet with Bathpool Park close by as well as Alsager Salt Lines & canal walks. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav for postcode ST7 1RU from Mitchell Drive turn in to Unity Way and the property can be found on the left hand side as identified by our For Sale Sign.

ENTRANCE HALL



Upvc entrance door with glazed panels, two store cupboards. Radiator.

KITCHEN

10' 4" x 8' 4" (3.15m x 2.54m)

Comprising fitted base and wall units, worksurfaces, break fast bar area, single drainer sink, window to the front, wall mounted Valliant gas central heating boiler. Tiled floor.

DINING ROOM/BEDROOM THREE

7' 11" x 7' 4" (2.41m x 2.24m)

Window to the side, internal windows to the hall.

Potential to change this room to form a third bedroom if required.



LOUNGE

15' 7" x 11' 10" (4.75m x 3.61m)

Window to the front, two radiators, feature fireplace and inset window to the hall.

BEDROOM ONE

12' 1" x 10' 4 max (3.68m x 2.59m)

French doors to the rear garden, radiator. Fitted wardrobes.

BEDROOM TWO

11' 11 x 9 max 3.02m x 2.72m)

French doors to the rear garden, radiator. Fitted wardrobes.



SHOWER ROOM

8' 1" x 7' 5" (2.46m x 2.26m)

Comprising an enclosed shower cubicle, low level w,c, wash hand basin and vanity cabinet, tiled floor, window to the side. Tiled walls. Chrome radiator.

EXTERNALLY

FRONT GARDEN

A landscaped front garden are with shrub borders and patio. Lawn garden area. A paved driveway providing parking spaces potentially for 2 vehicles.

GARAGE

A concrete sectional garage.

REAR GARDEN

A landscaped garden area with paved patio area and shrub borders. An attractive low maintenance garden area.

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: 67D Potential: 85B





Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 indication only to be 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 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