



**Kingsley Road**  
**Talke Pits, ST7 1RB**

- BEAUTIFULLY REFURBISHED & RE-MODELLED
- A SEMI DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED, NO CHAIN
- STUNNING KITCHEN/DINING ROOM
- GARDENS TO FRONT & REAR
- GOOD SIZE LOUNGE
- CLOAKS/W.C, UTILITY
- THREE BEDROOMS, NEW BATHROOM

**£189,995**







## Property Description

### INTRO

King of the road at Kingsley Road! WITH NO CHAIN - A stunningly refurbished & re-modelled residence which must be seen to be fully appreciated, comprising, entrance hall, good sized lounge, stunning kitchen/dining room with a brand new kitchen, French doors to the rear garden, inner hall, cloaks/w.c, three bedrooms, a refurbished new white bathroom, landing with storage to the eaves.

Integral useful store room (former garage) All new carpets, decor, skirting boards & internal doors. Externally, a front garden, driveway, potential to create more parking, a good sized rear garden area. The property is located within easy access to all amenities, schools, shopping, road & rail networks with the A34/A500 close. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1RB, follow the road round from St Martins Road and the property can be found on the right hand side, just opposite the school and identified by our for sale sign.





#### ENTRANCE AREA

With a UPVC entrance door. Laminate flooring. Internal door to;

#### LOUNGE

17' 0" x 12' 0" (5.18m x 3.66m)

Window to the front, laminate flooring. Door to the inner hall, and double opening doors to;

#### KITCHEN/DINING ROOM

21' 3" x 7' 10" (6.48m x 2.39m)

A defined kitchen area with a new installed kitchen, with base and wall units, work surfaces, inset sink and space for tall fridge freezer, integrated oven and hob with extractor and dishwasher. Window to the rear. UPVC rear access door. French doors to the rear garden. Laminate flooring.



#### INNER HALL

With a staircase to the first floor, under stairs store, half landing with window and timber flooring.

#### CLOAKS/W.C

Low level W.C, wash hand basin, extractor fan.

#### FIRST FLOOR LANDING

With a store are off and new installed gas combi boiler. Sloping ceiling.



#### BEDROOM ONE

9' 10" x 9' 9" (3m x 2.97m)

Window to the front, radiator.

#### BEDROOM TWO

12' 0" x 11' 0" (3.66m x 3.35m)

Window to the rear, radiator.

#### BEDROOM THREE

8' 11" x 7' 6" (2.72m x 2.29m)

Window to the side, radiator.



#### BATHROOM

A newly installed white bathroom suite with a panelled bath, low level W.C wash hand basin, splash back tiling to the walls, window to the side.

#### EXTERNALLY

A front garden area with a driveway, potential to create further parking space. A pathway leads alongside the house.



#### REAR GARDEN

A good sized rear garden area, with paved pathways, paved patio to the rear and top of the garden. A pleasant and private 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 B

#### EPC RATING (PDF available online)

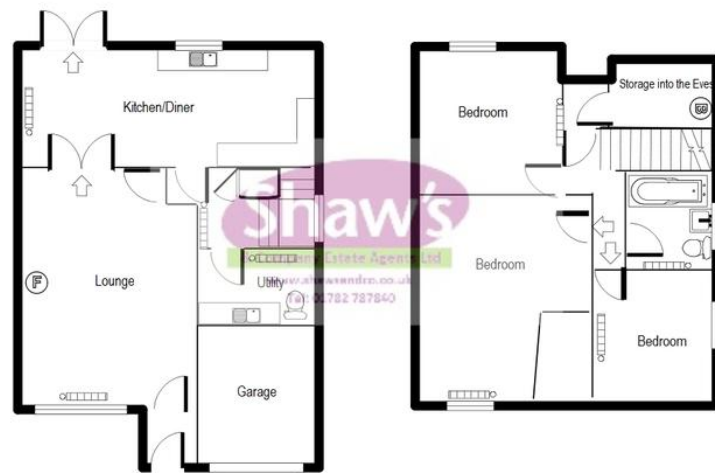
Current: 65D Potential: 83B











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 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