



Walton Way
Talke, ST7 1UX

- A DETACHED BUNGALOW
- THREE BEDROOMS
- NO CHAIN
- VIEWS TO MOW COP
- PRIVATE WOODLAND OUTLOOK TO REAR
- DETACHED GARAGE, DRIVEWAY
- QUIET YET CONVENIENT SPOT
- FURTHER POTENTIAL TO UPDATE & IMPROVE

£220,000





Property Description

INTRO

Be quick or this will be SNAPPED up! A good sized detached bungalow for sale, with NO CHAIN! Comprising hall, kitchen, a spacious lounge/dining room, three bedrooms and a bathroom, and with further potential to update to make your own mark with it. UPVC double glazing and electric storage heating. A good sized driveway provides parking and detached garage. Gardens to the front and rear, with a pleasant private woodland outlook to the rear, and with views towards Mow Cop and The Cheshire Plains! This is an ideal location being quiet, but within easy access to local amenities and bus routes etc. Get in touch to book your viewing!

DIRECTIONS

Please use postcode ST7 1UX. From Coal Pitt Hill turn right into Walton Way. Proceed towards the very end of the road where the road leads to the left, and the property can be found on the left hand side. Alternatively you can come from Coppice Road, turn into Swallowmore View and then right into Walton Way where the property can be



immediately found on the right hand side.

ADDITIONAL NOTES

The property was built in approx 1971. It has recently had a re-decoration throughout. The property is sold with no chain. The property currently has all electric heating. UPVC double glazed windows and doors throughout, and UPVC fascias and soffits. The property comes with a detached garage, and garden shed. Light fittings, flooring and blinds will all be included in the sale.

ACCOMMODATION

HALL

8' 5" x 3' 9" (2.57m x 1.14m)

UPVC side access door. Electric heater. Door to cupboard housing hot water cylinder tank. Door to:

KITCHEN

10' 2" x 7' 9" (3.1m x 2.36m)

Comprising base and fitted cupboard units, worksurfaces. Single drainer sink unit. Space for a tall fridge freezer, and space and plumbing for a washer. Window to the front. Splash back tiling. Electric consumer unit. Electric hob, oven and grill with extractor over. Laminate flooring.

LOUNGE/DINING ROOM

20' 10" x 11' 11" (6.35m x 3.63m)

Window to the front. Two electric radiators. Electric fire and surround. A defined area for a dining table.

REAR HALL

Electric radiator. Access to the loft.

BEDROOM ONE

10' 11" x 8' 9" (3.33m x 2.67m) to 12'1 max

Window to the rear, electric radiator. Fitted wardrobes.

BEDROOM TWO

10' 11" x 7' 4" (3.33m x 2.24m)

Window to the rear, electric radiator.

BEDROOM THREE

7' 10" x 7' 3" (2.39m x 2.21m)

Window to the side. Store cupboard.

BATHROOM

7' 11" x 5' 5" (2.41m x 1.65m)

Comprising a panelled bath with overbath electric shower. Low level W.C and wash hand basin. Fully tiled walls and flooring. Opaque window to the side. Dome light fitting.

EXTERNALLY





FRONT GARDEN

A landscaped and lawn garden to the front. A tarmac driveway provides parking for multiple vehicles. Through access to the rear of the property and:

GARAGE

19' 9" x 9' 1" (6.02m x 2.77 m) approx

A detached concrete sectional garage with up and over door.

REAR GARDEN

A landscaped laid to lawn rear garden with shrub borders and enclosed with fencing. A paved patio area. A concrete shed provides further storage. To the rear is a woodland area and Mow Cop Castle can be seen in the distance to the front.

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 C





EPC RATING (PDF available online)

Current: Potential:

43 Liverpool Road
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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 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