



Coalpit Hill
Talke, ST7 1PN

- DETACHED RESIDENCE
- HALL, SPACIOUS LOUNGE/DINING ROOM
- BREAKFAST KITCHEN, UTILITY
- SECOND LOUNGE
- FOUR BEDROOMS, ENSUITE, FAMILY BATHROOM
- LANDSCAPED GARDENS
- UPVC D/G GCH
- CONVENIENT LOCATION

£272,500





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a good sized detached residence comprising, entrance hall, a 25' lounge/dining room, updated breakfast kitchen, utility room, cloaks/w.c, second reception room, four good sized bedrooms, dressing room, ensuite & a family bathroom. Externally a paved frontage provides lots of parking, a landscaped rear garden area. UPVC double glazing & gas central heating. The property is located within easy access to all facilities, great road links to the A34/A500 and rail links at Kidsgrove. Viewing is essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1PN. From Kidsgrove proceed through Cauldwell traffic lights, in to Coalpit Hill where the property can be found on the right hand side.

ENTRANCE HALL

Entered through a composite door. Generous space with



stairs to the first floor, understairs store, coving to the ceiling, radiator.

LOUNGE

25' 6" x 11' 7" (7.77m x 3.53m)

A spacious room, which could split if required. Bow window to the front elevation. Feature fireplace with marble inset and hearth. Coving to the ceiling, two radiators. Wall lights.

CONSERVATORY

11' 3" x 7' 10" (3.43m x 2.39m)

UPVC door gives access to the garden. Tiled floor. A tiled insulated roof.



KITCHEN

11' 10" x 9' 4" (3.61m x 2.84m)

Window to the rear elevation. A range of updated wall and base units, stainless steel sink unit with mixer tap, work surfaces. Built in oven, hob with extractor over. Breakfast bar area. Concealed corner carousel. Radiator.

UTILITY ROOM

8' 10" x 7' 10" (2.69m x 2.39m)

With a composite rear access door. Plumbing and space for washing machine. Vaillant gas central heating boiler we are informed was installed approx 2 years ago. Splash back tiling. Window to the rear.



INNER HALL

Tiled floor. Door to:

WC

Window to the side elevation. Low level W.C, wash hand basin. Shower screen walls, tiled floor.

DINING ROOM/GAMES ROOM/OFFICE

13' x 8' (3.96m x 2.44m)

Bow window to the front elevation. Coving to the ceiling, real oak floor, radiator.



FIRST FLOOR LANDING

Access to the loft. Doors to:

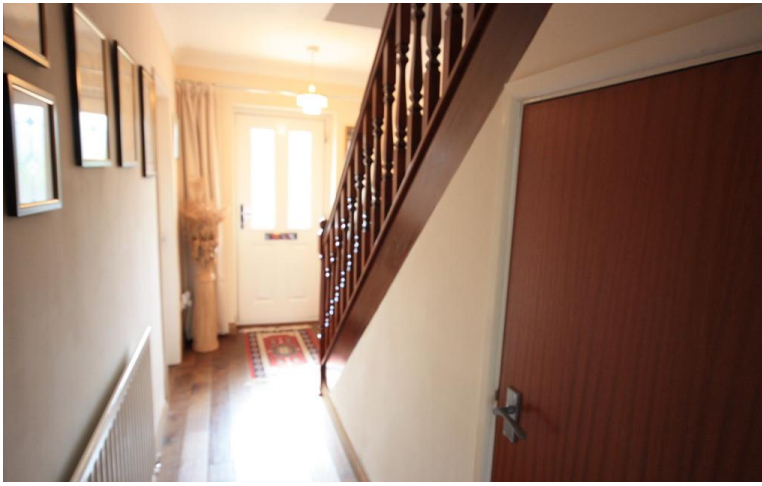
BEDROOM ONE

20' 3" x 8' 6" (6.17m x 2.59m)

Window to the front and side elevations. Coving to the ceiling, radiator. Dimensions include the dressing area. Arch to;

DRESSING AREA

Fitted wardrobes. Door to:



ENSUITE

Window to the rear elevation. An enclosed shower cubicle, low level W.C, wash hand basin with vanity cabinets. Chrome towel radiator. PVCu ceiling and recessed spot lights.

BEDROOM TWO

11' 10" x 9' 2" (3.61m x 2.79m)

Window to the front elevation. Built in wardrobes. Radiator.

BEDROOM THREE

11' 9" x 9' 5" (3.58m x 2.87m)

Window to the rear elevation. Radiator.



BEDROOM FOUR

8' 2" x 7' 8" (2.49m x 2.34 m)

Window to the front elevation. Radiator.

BATHROOM

Window to the rear elevation. Suite comprising: panelled bath with water fall tap and hand shower, low level W.C, wash hand basin with built in cabinets. Chrome towel rail. Tiled walls. PVCu ceiling. Store cupboard.

EXTERNALLY

FRONT

A paved driveway provides parking for several vehicles and a gravelled shrub border. Access to the side of the house via a fitted plastic gate.

REAR

A lovely landscaped rear garden area. Enclosed by wooden fence panels. Landscaped for low maintenance, paved patio and graveled border. Attracting afternoon sun.

SOLAR PANELS

Please note that Leased Solar Panels are installed at the property on a Shade Greener Deal the vendor informs us this covers partially the current electricity cost at the property.

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: Potential:









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
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 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