



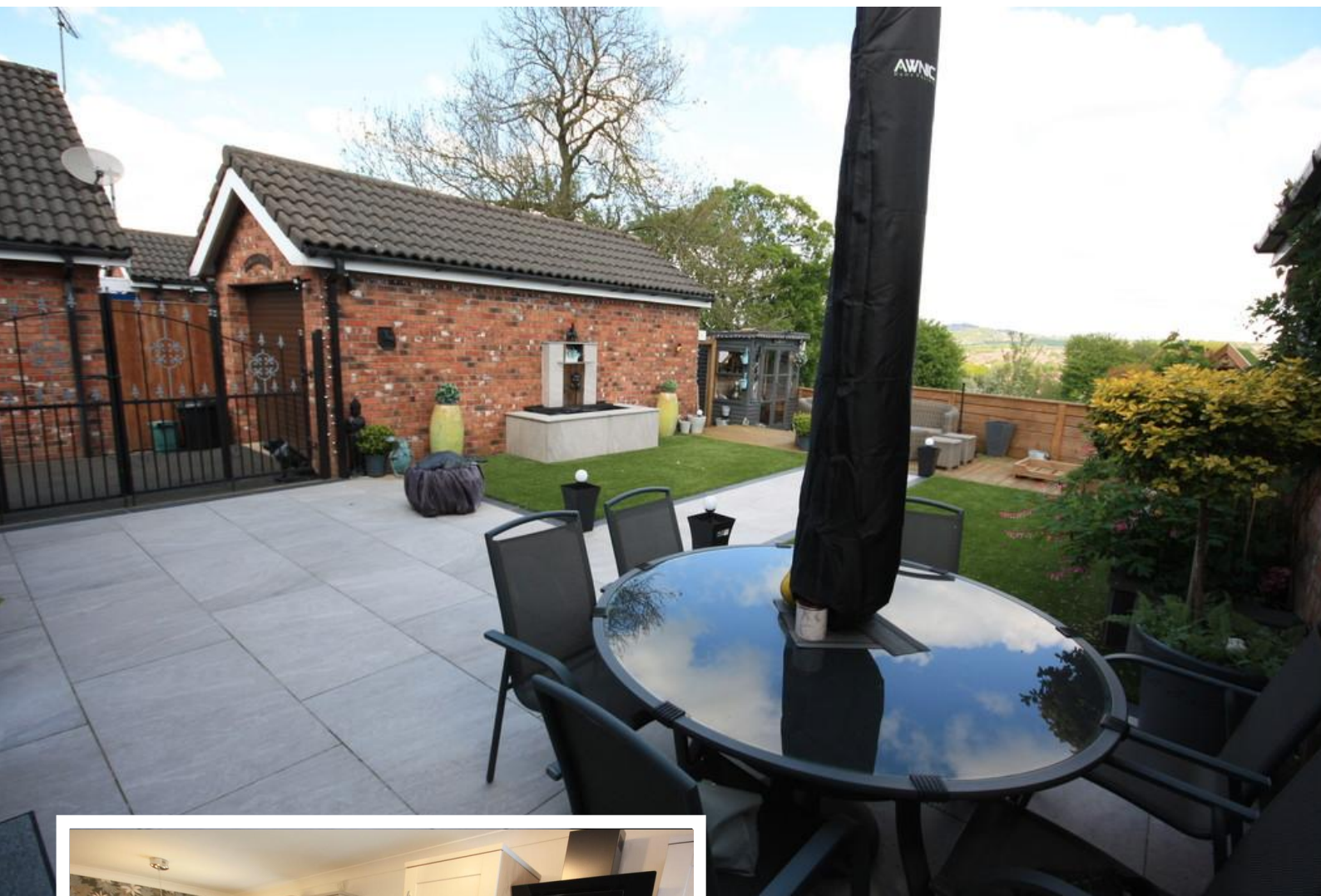
**Hunters Way**  
**Talke, ST7 1RT**

- DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED
- WELL IMPROVED THROUGHOUT
- SPACIOUS KITCHEN/DINING ROOM

- GOOD SIZED LOUNGE & PATIO DOORS
- LANDSCAPED GARDENS
- UPVC D/G & GAS C/H
- GARAGE & VIEWS TO REAR

**£285,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale with. A stunningly presented & well improved detached bungalow with a high specification which must be viewed to be fully appreciated, comprising entrance hall, well appointed kitchen/dining room with a defined dining area and superb updated fitted kitchen including appliances, two bedrooms (fitted wardrobes within bedroom one) and good sized shower room. Externally professionally landscaped gardens to the front, a beautiful landscaped rear garden with patio areas and garden summer house with a far reaching view to the rear, a low maintenance garden area. Updated UPVC coloured double glazing, composite doors. Gas central heating. A detached garage currently split to form a utility & work shop area. The property is within easy access to all amenities yet within a pleasant cul de sac constructed by well respected developer Alcock & Bailey. Viewing imperative without further delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1RT. The property



can be found on the left hand side, as identified by our for sale sign.

#### ENTRANCE HALL

Entered through a glazed composite door. Access to the loft.

#### BEDROOM ONE

12' 3" x 11' 6" (3.73m x 3.51m)

Bay window to the front elevation. Fitted wardrobes. Radiator.

#### BEDROOM TWO

12' 10" x 8' 9" (3.91m x 2.67m)

Window to the front elevation. Radiator.



#### SHOWER ROOM

Window to the side elevation. Enclosed shower cubicle with electric shower, low level W.C, shower screen walls, extractor fan, wash hand basin. Radiator.

#### LOUNGE

Far reaching views from the sliding patio doors to the rear elevation. Marble hearth with tiled insert, living flame coal effect fire. Wall lights, coving to the ceiling, double radiator. Square opening to:

#### KITCHEN/DINER

20' 5" x 8' 10" (6.22m x 2.69m)

Windows to both the rear and side elevations. An updated well appointed kitchen comprising: wall and base units, with plenty of storage space, worksurfaces. Built in double oven, induction hob with extractor over, integrated fridge freezer and plate warmer. Fitted light to under side of the wall units. Concealed gas central heating boiler. Composite side access door.



#### EXTERNALLY

##### FRONTAGE

A landscaped frontage with gravel borders and a paved pathway. A tarmac drive leads to:

##### GARAGE

18' 10" x 8' 10" (5.74m x 2.69m)

Brick and tile construction with roller shutter door. The garage has been split to form a workshop/ and split utility area.. Electric light and power.

##### REAR GARDEN

A stunning landscaped garden making a lovely landscaped garden area with pleasant views to Mow Cop and the horizon. A paved patio from the lounge, with a central





pathway to a summerhouse with storage.

#### 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:





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 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