



Linley Road

Talke, ST7 1TY

- A DETACHED BUNGALOW W/ NO CHAIN
- WITHIN A GOOD SIZED PLOT
- LANDSCAPED GARDENS
- MUST BE SEEN TO APPRECIATE
- PORCH, HALL, SPACIOUS LOUNGE
- BREAKFAST KITCHEN, FULL LENGTH CONSERVATORY
- TWO BEDROOMS, SHOWER ROOM
- UPVC D/G & GAS C/HEATING





£260,000



Property Description

INTRO

Located within a popular well regarded location a good sized detached bungalow with NO CHAIN and within a good sized landscaped garden plot! Comprising good sized rooms & some further potential within. The bungalow comprises, entrance porch, entrance hall, full width lounge, breakfast kitchen, attached full length conservatory, shower room, attached side entrance porchway and garage. UPVC double glazing & gas central heating. Access to all amenities is close by via the A500/A34 to all areas. Viewing essential without further delay.

DIRECTIONS

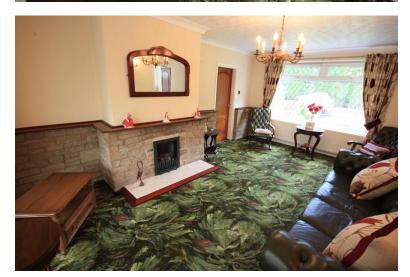
Please follow Sat Nav for postcode ST7 1TY proceed from the Caudwell Arms and the property can be found on the left hand side as identified by our For Sale sign.

ENTRANCE PORCH

Tiled floor, glass block walls, internal doors to;









ENTRANCE HALLWAY

Radiator, door to;

LOUNGE

17' 10" x 11' 11" (5.44m x 3.63m)

Two double radiators, coving to the ceiling, feature fireplace and gas fire, coving to the ceiling.

KITCHEN/BREAKFAST ROOM

17' 9" x 7' 10" (5.41m x 2.39m)

Comprising a fitted kitchen with base units, single drainer sink, window to the front and rear, oven hob, radiator.

Tiled floor. Coving to the ceiling.

CONSERVATORY

42' x 6' (12.8m x 1.83m)

A full length conservatory of the bungalow, UPVC double glazed windows over looking the garden.

SIDE ACCESS PORCH

19'2 x 6'1

A good sized side access porch with UPVC front and rear access doors, interlinking the garage and kitchen. Radiator, Tiled floor.

BATHROOM

8' 11" x 8' 5" (2.72m x 2.57m)

Comprising a panelled bath and over bath shower, low level W.C, wash hand basin, splash back tiling, window to rear. Radiator. Store cupboard.

ATTACHED GARAGE

18' 8" x 11' 2" (5.69m x 3.4m)

Up and over front door, window to rear, Ildeal gas fired boiler. Tiled floor.

BEDROOM ONE

12' 10" x 11' 10" (3.91m x 3.61m)

Window to the front, radiator.

BEDROOM TWO

11' x 10' 11" (3.35m x 3.33m)

Window to rear, radiator.

EXTERNALLY

FRONT GARDEN

A landscaped beautiful front garden area, shrub borders and laid to lawn, a driveway provides parking.

REAR GARDEN

A landscaped good sized rear garden, beautiful presented rear garden area, shrub borders and laid to lawn.









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:







