

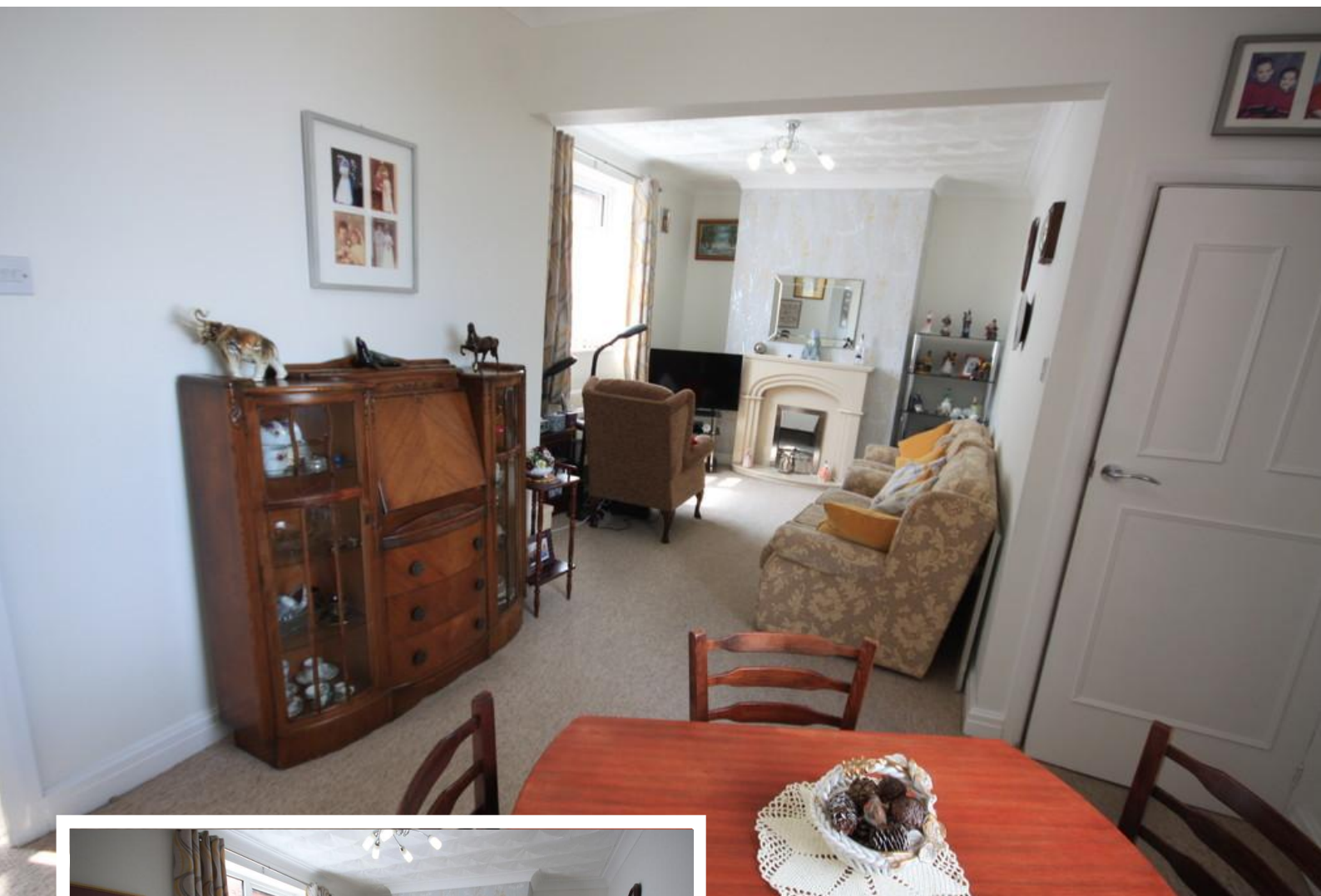


Chapel Street
Talke, ST7 1NN

- SEMI DETACHED HOUSE
- WITH GARDEN & GARAGE
- NO CHAIN
- HALL, LOUNGE/DINING ROOM
- BREAKFAST KITCHEN
- GROUND FLOOR & FIRST FLOOR SHOWER ROOMS
- UPVC D/G & GAS C/HEATING
- POPULAR LOCATION

£155,000





Property Description

INTRO

Located within the well regarded location of Butt Lane/Talke a good sized semi detached house with a garden and garage, comprising, hallway, spacious lounge/dining room, breakfast kitchen, ground floor updated shower room, three bedrooms, a first floor shower room. A driveway provides parking space with "width?? laid to lawn garden making pleasant enclosed outside space. UPVC double glazing and gas central heating. The property is located within easy access to amenities, brilliant road links to the A34/A500 An ideal first time buy/and or investment for the rental market. No chain. (draft details subject to approval)

DIRECTIONS

From Kidsgrove town centre proceed along the Avenue at the traffic lights proceed right into Congleton Road, turn left in to Chapel Street, where property can be found on the right hand side as identified by our For Sale Sign.



ENTRANCE HALL

Upvc entrance door window to the front. Radiator.

LOUNGE/DINING ROOM

21' 8" x 10' 2" (6.6m x 3.1m)

Fireplace and fire window to front & rear, two double radiators.

KITCHEN

12' 1" x 11' 11" (3.68m x 3.63m)

A range of base and wall mounted cupboard units work surfaces, single drainer sink unit and mixer tap, splash back tiling to walls, plumbing for a washing machine, electric cooker point, window to the side. Access to small cellar. Radiator.



REAR ENTRANCE LOBBY

Upvc glazed side access door, access to store cupboard with the Glow Worm Betacom 30c gas combi boiler.

SHOWER ROOM

9' 4" x 9' 2" (2.84m x 2.79m)

Pedestal wash hand basin, and vanity cabinets, low level w.c, splash back tiling to walls, radiator, window to the side.

FIRST FLOOR LANDING



BEDROOM ONE

10' 11" x 10' 3" (3.33m x 3.12m)

Window to the front, radiator.

BEDROOM TWO

12' 2" x 11' 11" (3.71m x 3.63m)

Window to side and rear with a far reaching view, radiator. over stairs store area.

BEDROOM THREE

9' 2" x 8' 6" (2.79m x 2.59m)

Window to the front, radiator.

SHOWER ROOM/W.C

An updated shower room, low level w.c, shower unit. Window to the rear. Splash back to rear.

EXTERNALLY

FORECOURT

Driveway leading to garage. Please note the width narrows to approx 7' feet and widens out to provide plenty pf driveway and patio garden space.





GARAGE

20' 9" x 9' 10" (6.32m x 3m)

Concrete sectional garage, twin entrance doors, Perspex windows to the side

GARDEN

Located to the rear of the house, with shrub borders, a pleasant garden laid to lawn. Attached out building to the house/

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 A

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 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