



Cedar Avenue
Talke, ST7 1JZ

- A SEMI DETACHED HOUSE
- NO CHAIN
- CONVENIENT LOCATION
- LANDSCAPED GARDENS
- HALL, LOUNGE, DINING ROOM
- WELL APPOINTED KITCHEN
- THREE BEDROOMS & BATHROOM
- UPVC D/GLAZING & GAS C/HEATING

£165,000





Property Description

INTRO

NEWLY REDUCED! A three bedroom semi detached house offered For Sale with **NO CHAIN**: Comprising, hallway, lounge, dining room, kitchen, attached conservatory/rear porch, cloaks/W.C, three bedrooms, bathroom. Externally landscaped low maintenance gardens to the front and rear. UPVC double glazing & gas central heating are installed. The property is located within easy access to all facilities and excellent road with the A34/A500 close by and rail links. Also nearby to Clough Hall Park and Bathpool Park. Viewing essential without further delay!

DIRECTIONS

Please follow Sat Nav for post code ST7 1JZ proceed from Kidsgrove and the property can be found on the left hand side as identified by our For Sale Sign.

ENTRANCE HALL

Upvc entrance door, staircase to the first floor. Radiator.

CLOAKS/W.C



Low level w.c window to the side. Radiator.

LOUNGE

10' 7" x 10' 0" (3.23m x 3.05m)

With a walk in bay window to the front, radiator, arch to:

DINING ROOM

11' 11" x 10' 0" (3.63m x 3.05m)

Window to the rear. A fireplace.

KITCHEN

15' 5" x 6'7 max (4.7m x 1.75m)

Comprising a comprehensive range of plenty of base and wall units, worksurfaces, single drainer sink, window to the side, spaces for appliances. Door to:

GARDEN ROOM

11' 5" x 7' 10" (3.48m x 2.39m)

Upvc double glazed windows. UPVC door to the garden. Electric wall heater.

FIRST FLOOR LANDING

Window to the side.

BEDROOM ONE

10' 5" x 10' 2" (3.18m x 3.1m)

Window to the front, radiator.



BEDROOM TWO

12' 2" x 10' 1" (3.71m x 3.07m)

Window to the rear, radiator, fitted wardrobes.

BEDROOM THREE

6' 8" x 5' 10" (2.03m x 1.78m)

Window to the front, radiator.



BATHROOM

8' 3" x 5' 10" (2.51m x 1.78m)

Comprising a fitted suite with an enclosed shower, low level w.c, wash hand basin. Ariston E combi gas central heating boiler, chrome radiator, plus additional panelled radiator, window to the rear. Splash back tiling to the walls, recessed spot lights to the ceiling.

EXTERNALLY

FRONTAGE

A block paved frontage with enclosed wall. A pathway to the side of the house. Potential to create off road parking subject to consent.

REAR GARDEN

A low maintenance rear garden with block paving and





astro turf areas. A low maintenance landscaped garden attracts the afternoon sun.

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

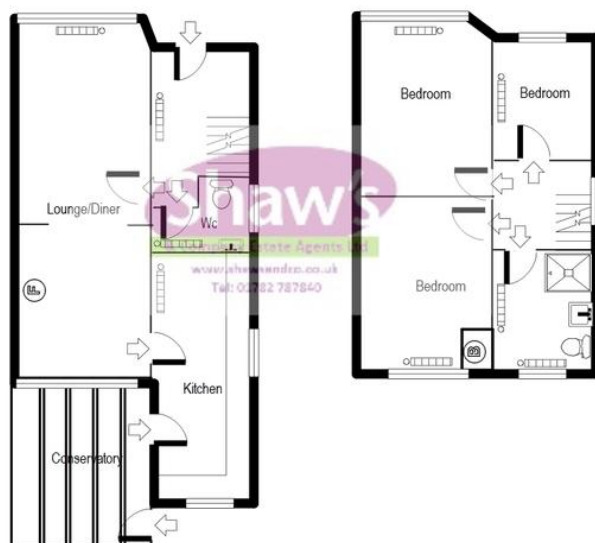
Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 58D Potential: 75C





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