



Kingsley Road
Talke Pits, ST7 1RB

- BEAUTIFULLY PRESENTED
- UPDATED & REFURBISHED
- STUNNING UPDATED BREAKFAST KITCHEN
- SPACIOUS LOUNGE
- HALL, CLOAKS
- THREE BEDROOMS
- UPDATED WHITE BATHROOM
- LANDSCAPED GARDENS

£209,995





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a stunning refurbished & updated semi detached residence offering a brilliant opportunity to acquire this beautiful residence ready to move in to! Discerning buyers will be very impressed with a fantastic appointed specification within the fitted kitchen/dining room to the rear, a separate good sized lounge, entrance hall, cloaks/w.c, three bedrooms, a lovely updated white family bathroom. Externally a well appointed landscaped garden to the front and a good sized lovely flat rear garden and patio, detached garage. UPVC double glazing & gas central heating. The property is located within a well regarded location with all amenities close by & excellent road and rail links. Viewing imperative without delay!

DIRECTIONS

Please follow Sat Nav with postcode ST7 1RD. Turn off St Martins Road and the property can be found on the right hand side, as identified by our for sale sign.





ENTRANCE HALL

Entered through a composite door with glazed panels.
Radiator.

LOUNGE

14' 4" x 11' 5" (4.37m x 3.48m)

Window to the front elevation. Vertical radiator.

KITCHEN/DINER

16' 2" x 8' 10" (4.93m x 2.69m)

Window to the rear elevation. A stunning updated kitchen with a range of wall and base units, integrated composite sink with mixer tap. Glass splash backs Integrated double oven, induction hob with extractor above. Integrated fridge/freezer and microwave. Wall mounted radiator. Double doors to the garden.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 7" x 8' 7" (3.53m x 2.62m)

Window to the front elevation. Radiator.

BEDROOM TWO

11' 4" x 9' 6" (3.45m x 2.9m)

Window to the rear elevation. Radiator.



BEDROOM THREE

7' 6" x 6' 7" (2.29m x 2.01m)

Window to the front elevation. Radiator.

BATHROOM

Window to the rear elevation. Updated white suite comprising: Paneled bath, low level W.C, vanity wash hand basin. Tiled walls. Chrome towel radiator.

EXTERNALLY

FRONT

Shrub borders. Block paved to provide parking, drive leads to:

GARAGE

Up and over door. Door and window to the side elevation.

REAR

A generous size, lawn garden and block paved patio

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 B

EPC RATING (PDF available online)

Current: 73C Potential: 87B







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 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