



Congleton Road
Talke, ST7 1LY

- TOWN HO USE
- WITH FURTHER POTENTIAL
- IDEAL FOR CASH BUYERS
- HALL, BAY WINDOW LOUNGE
- KITCHEN/DINING ROOM
- TWO BEDROOMS & BATHROOM
- SOME UPVC D/G, GCH
- CONVENIENT LOCATION

£70,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a two bedroom town house with much further potential to completely refurbish & update, ideal for cash buyers & developers only, comprising, hallway, a bay window lounge, kitchen/dining room, landing, (potential space for a shower room) two bedrooms at present, a first floor bathroom. UPVc double glazing where installed, gas boiler & radiators, not tested. A for ecourt to the front, a potential rear garden area. The property is located within easy access to the A500 linking to Newcastle or Congleton & surrounding towns. No chain. Viewing advised to see the full potential within the property. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nov for postcode ST7 1HY proceed from Red Bull traffic lights 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.

LOUNGE

12' 11" x 10' 5" (3.94m x 2.57m) Plus Bay

Bay window to the front, suspended floor requires attention.

SAFETY NOTICE - THE LOUNGE FLOOR HAS ROTTEN TIMBERS - PLEASE DONT WALK ON THE TAPED OFF AREA.

KITCHEN/DINING ROOM

12' 11" x 10' 8" (3.94m x 3.25m)

Window to the rear, rear access door to the rear garden. Base units, work surface, single drainer sink, under stairs store area. Wall mounted gas boiler.

FIRST FLOOR LANDING

Window to the rear, potential space for a shower room.

BEDROOM ONE

12' 10" x 9' 11" (3.91m x 3.02m)

Window to the front. Radiator.

BEDROOM TWO

12' 10" x 9' 1" (3.91m x 2.77m)

Window to the rear.



BATHROOM

9' 6" x 7' 0" (2.9m x 2.13m)

Window to the front. A low level W.C, wash hand basin, radiator. Access to the loft.

Potential to form bedroom three, if the bathroom/shower room was relocated.

EXTERNALLY

NOTES

We are informed by a vendor that some under pinning works were carried out to the rear of the property in the past. With notes from Building Control records;



Two applications on the system for 131 Congleton Rd Butt Lane ST7 1LY

11/02409/OTHBN - Re-Roofing of property, new loft insulation and rebuilding of first floor rear wall - 22.02.2011 - NOT COMPLETED/NO INSPECTIONS

11/00253/IN - Replacement foul drainage to rear of the property, new first floor bathroom and rear kitchen in existing rooms - 24.10.2011 - COMPLETED BY ACTIVE BUILDING CONTROL (The company has gone into liquidation)





FORECOURT TO FRONTAGE

REAR GARDEN

A potential rear garden area.

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:





While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and the responsibility is taken for any errors, omission, or mis-statement on the floor plan is an illustration only and 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, fixtures have not been tested and no guarantee, with their operation or efficiency can be given.
Made with Visual Studio







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 Made with Visual Guide

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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