



Derby Road
Talke, ST7 1SG

- EXTENDED DETACHED BUNGALOW
- REQUIRING UPDATING & REFURBISHMENT
- NO CHAIN
- HALL, TWO BEDROOMS, BATHROOM
- EXTENDED LOUNGE/DINING ROOM
- KITCHEN, ATTACHED GARAGE/WORK SHOP
- UPVC DG, ELECTRIC & GAS HEATERS
- CONVENIENT LOCATION

£165,000





Property Description

INTRO

An extended detached bungalow offered an opportunity to acquire refurbish and update the property, comprising an extended 23' lounge to rear, kitchen, two bedrooms to the front, a bathroom, an L shaped attached garage plus work shop area. Externally landscaped gardens to the front and rear. UPVC double glazing, electric storage & gas are heaters installed, requiring central heating. (please check if a mortgage lender will lend a mortgage) The property is located within a well regarded suburban location yet within easy access to all amenities with road & rail links. (draft details subject to approval)

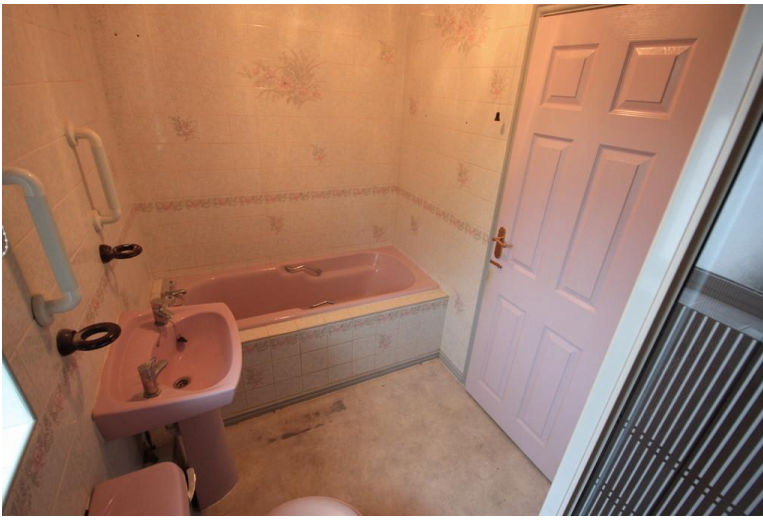
DIRECTIONS

Please follow Sat Nav with postcode ST7 1SG. Following the road around from Chester Road, 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,





access to the loft, electric storage heater.

EXTENDED LOUNGE

23' x 11' 8" (7.01m x 3.56m)

Sliding doors with glazed side panels to the rear elevation, Window to the side. Feature fireplace, gas fire, electric storage heater. Coving to the ceiling.

BEDROOM ONE

14' 5" x 10' 1" (4.39m x 3.07m)

Bow window to the front elevation. Gas heater. Fitted wardrobes.

BEDROOM TWO

12' 2" x 9' 9" (3.71m x 2.97m)

Bow window to the front elevation. Fitted wardrobes. Electric storage heater.



BATHROOM

Comprising a fitted bath, low level W.C, wash hand basin, shower cubicle, tiled walls, window to the rear, in need of updating.

KITCHEN/BREAKFAST ROOM

11' 8" x 10' 5" (3.56m x 3.18m)

Window to the rear elevation. Fitted base and wall units. Worksurface, single drainer sink unit. Gas fire, cupboard with a hot water cylinder. Tiling to the walls.



UTILITY ROOM

7' 3" x 6' 5" (2.21m x 1.96m)

Doors to the garage and rear. Window to side.

ATTACHED GARAGE

31 x 11' 4" reducing to 7'11 to rear(6.1m x 3.45m)

L shaped space with up and over door, electric light and power. Window to the rear. Wall mounted electric consumer unit.

EXTERNALLY

FRONT

A landscaped garden laid to lawn with shrub borders. A driveway provides off road parking.

REAR

Being a good size and attracting the afternoon sun. A landscaped garden laid to lawn with shrub borders.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.





FIXTURES AND FITTINGS

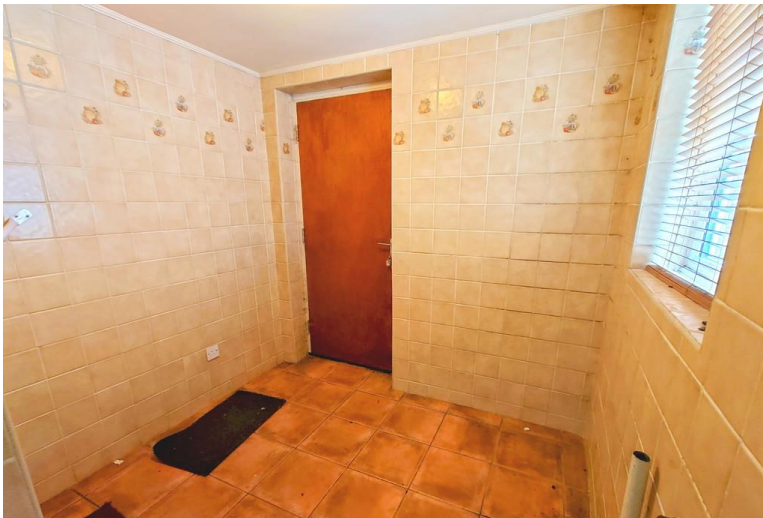
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard 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.

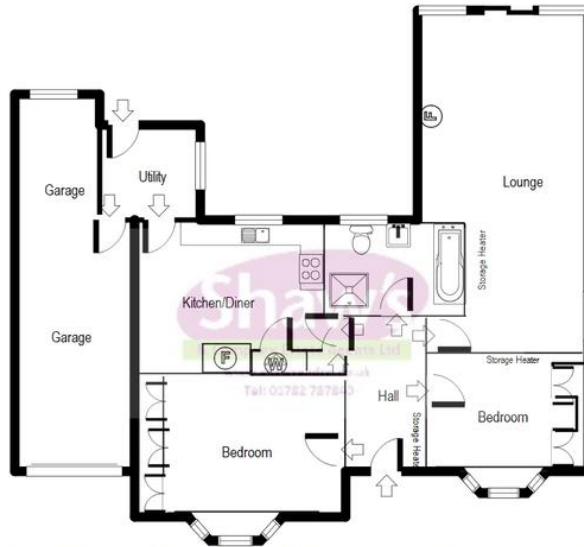
COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:







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