



Coal Pitt Hill
Talke, ST7 1PN

- DETACHED BUNGALOW
- WITH FURTHER POTENTIAL
- HALL, LOUNGE, KITCHEN
- DINING ROOM/BEDROOM 2
- LANDSCAPED GARDENS
- GOOD SIZED PLOT
- DEVELOPMENT POTENTIAL (subject to consent)
- UPVC D/G & GAS C/H

£165,500





Property Description

INTRO

A mature detached bungalow offered For Sale with no chain, further potential to update & to reconfigure the layout to form a 2 bedroom bungalow within a good sized plot which may have potential to extend or develop further subject to consent. The cottage style bungalow comprises; hallway, lounge, double bedroom, an L shaped kitchen, dining room/potential bedroom two, a bathroom from the kitchen. Externally a landscaped front garden, driveway, leading to a pleasant rear garden offering privacy & afternoon sun. UPVC double glazing, combi gas central heating. The property has a pleasant outlook to the front and easy access to public transport and facilities with road links to the A34/A500. Viewing essential.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1PN. Proceed off the A34 in to Coal Pit and the property can be found on the right hand side, as identified by our for sale sign.



COVERED ENTRANCE PORCH

Door to:

ENTRANCE HALL

Entered through a UPVC door. Coving to the ceiling, radiator.

DINING ROOM

11'9 9'11

Window to the rear elevation. Radiator. Currently used as a dining room, potential to create a second bedroom.

KITCHEN

11' 4" x 9' 8" (3.45m x 2.95m) reducing to 6'3

Window to the rear elevation. L shaped room with a range of wall and base units, single drainer sink unit, worksurface. Built in oven, hob with extractor over. Tiled floor. Our clients inform us there is a door from the kitchen that has been bricked over, if opened up, this would lead in to the hallway enabling access to create the second bedroom.

LOUNGE

13' x 11' 4" (3.96m x 3.45m)

Two windows to the front elevation. Coving to the ceiling, double radiator.



BATHROOM

With access from the kitchen. Window to the side elevation. Suite comprising: paneled bath, low level W.C, wash hand basin. Splash back tiling, radiator.



EXTERNALLY

FRONT

A generous size landscaped garden, laid to lawn with shrub borders. Driveway provides parking.

GARAGE

Concrete sectional construction.

REAR

A generous patio area, pathway leading to a lawn garden. Store area, which is located behind the garage.



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 .

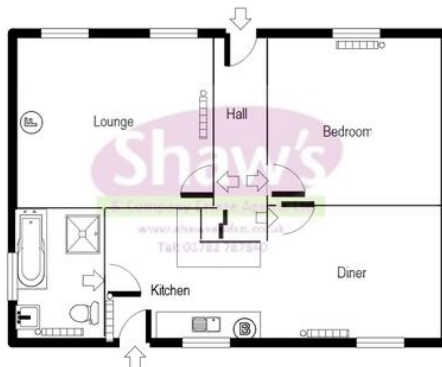
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 57D Potential: 80C



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 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