



**Congleton Road**  
Talke, ST7 1LP

- A FORECOURTED TERRACE
- WITH POTENTIAL PARKING TO REAR
- TWO RECEPTION ROOMS
- KITCHEN & GROUND FLOOR BATHROOM
- EASY TO THE A500
- FIRST FLOOR ENSUITE
- TWO DOUBLE BEDROOMS
- REAR YARD AREA

**£119,995**





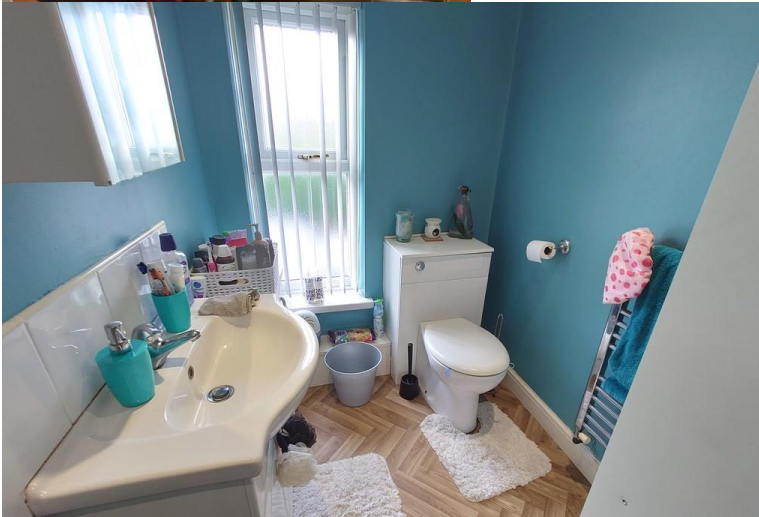
## Property Description

### INTRO

Shaw's & Co are delighted to offer a spacious terraced house (approx 80sqm) with the benefit of potential parking to the rear, ensuite & a bathroom, two bedrooms, two reception rooms, kitchen, externally a forecourt to the front, a rear yard and garden area. UPVC double glazing & combi gas central heating. The property is located within easy access to all amenities, excellent road and rail links to the A500/M6 network. An ideal first time buy or investment for the the rental market which may achieve £600 PCM. Viewing imperative without further delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1LP. Proceeding from Cedar Avenue turn left at the traffic lights. The property can be found on the left hand side, as identified by our for sale sign.



#### LOUNGE

13' 4" x 11' 2" (4.06m x 3.4m)

Entered through a UPVC door. Window to the front elevation. Cast iron fireplace with hearth. Coving to the ceiling. Radiator.

#### DINING ROOM

13' 4" x 11' 2" (4.06m x 3.4m)

Window to the rear elevation. Oak flooring. Radiator. Stairs to the first floor.

#### KITCHEN

16' 6" x 7' 2" (5.03m x 2.18m)

Window to the side elevation. A range of wall and base units, single drainer sink, worksurface. Space for appliances. Tiled floor, radiator. Side access door.

#### REAR HALL

Side access door to the garden. Loft access, tiled floor. Door to:

#### BATHROOM

Window to the side elevation. A suite comprising: panelled bath with mixer tap, low level W.C, wash hand basin. Tiled walls and floor. Heated towel rail.

#### FIRST FLOOR

Doors to:

#### BEDROOM ONE

11' 5" x 11' 5 max" (3.48m x 3.48m)

Window to the front elevation. Fitted wardrobes, radiator. Door to:

#### ENSUITE

Window to the front elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Spotlights to the ceiling, tiled walls and floor. Heated towel rail.

#### BEDROOM TWO

13' 4" x 11' 5" (4.06m x 3.48m)

Window to the rear elevation. Stripped floorboards, storage cupboard. Radiator.

#### EXTERNALLY

##### FRONT

Forecourt to the frontage.

##### REAR

A paved yard area and leading to a n area with potential to create off road parking.



#### 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 be 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

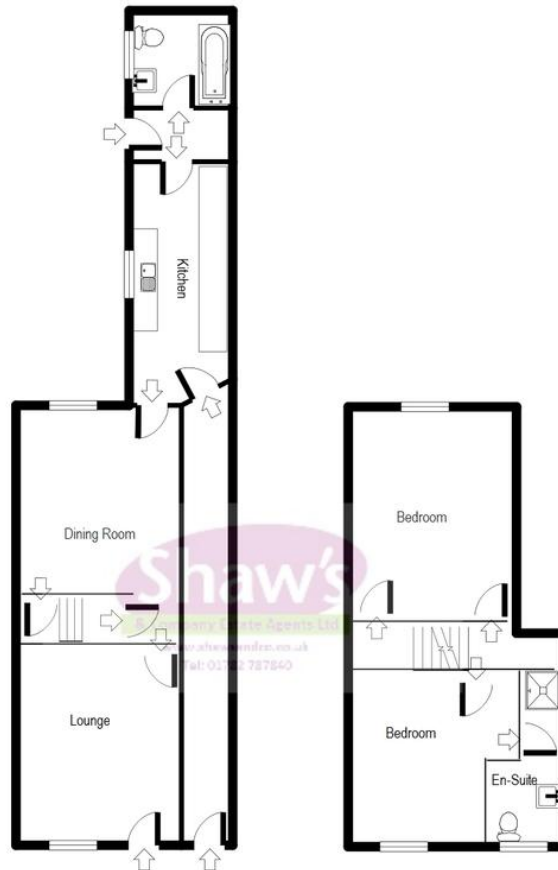
Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 62D Potential: 83B





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