



St Martins Road
Talke Pits, ST7 1QP

- A SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- PORCH, HALL, LOUNGE
- KITCHEN/DINING ROOM, UTILITY
- FRENCH DOORS TO THE REAR
- THREE BEDROOMS, BATHROOM
- LANDSCAPED GARDENS, GARAGE
- UPVC D/G & GAS C/H

£199,300





Property Description

INTRO

A beautifully presented semi detached residence which must be viewed to be fully appreciated! Comprising entrance porch, hallway, lounge, a kitchen/dining room with french doors, utility, three bedrooms, a first floor shower room. Externally a block paved driveway and parking area, open views to the frontage, a garage and a good sized landscaped rear garden area with a patio, lawn garden leading to a secret garden area attracting afternoon/evening sun. The property is located with easy access to the A34/A500 & all amenities. Viewing imperative without delay.

DIRECTIONS

Please follow Sat Nat with postcode ST7 1QP. Turning off the A 34 at High Street Talke, turn right in to St Martins Road, the property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE PORCH

Entered through a UPVC door, double glaze windows. Ceramic tiled floor. Door to:

ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor. Understairs store area. Ceramic tiled floor. Radiator.

LOUNGE

14' 5" x 11' 5" (4.39m x 3.48m)

Bow window to the front elevation. Feature fireplace with inset fire and lighting. Radiator.



KITCHEN/DINER

14' 9" x 8' 4" (4.5m x 2.54m)

Window to the rear elevation. A range of wall and base units, one and a half bowl single drainer sink unit, worksurface. Breakfast bar. Built in oven, hob and extractor over. Built in fridge freezer and dishwasher. Recessed spotlights to the ceiling. Defined dining space with French doors to the garden.

UTILITY ROOM

9' 4" x 2' 10" (2.84m x 0.86m)

Space for washer and dryer. Low level W.C, wash hand basin. Ceramic tiled floor. double radiator.



FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:

BEDROOM ONE

11' 9" x 11' 3" (3.58m x 3.43m)

Window to the front elevation. Fitted wardrobes, radiator.

BEDROOM TWO

11' 7" x 9' 5" (3.53m x 2.87m)

Window to the rear elevation. Fitted wardrobes, radiator.

BEDROOM THREE

7' 6" x 6' 8" (2.29m x 2.03m)

Window to the front elevation. Over stairs fitted wardrobe, radiator.



SHOWER ROOM

Window to the rear elevation. A suite comprising: Walk in shower cubicle, low level W.C, wash hand basin. Splash back tiling. Store cupboard housing the Vailant Gas Central Heating Boiler. Spotlights to the ceiling, radiator.

EXTERNALLY



FRONT

Landscaped garden laid to lawn with shrub borders. A driveway provides parking.

GARAGE

18' x 9' 7" (5.49m x 2.92m)

Up and over front door, window to the side elevation. Electric light and power.

REAR

Attracting the afternoon and evening sun, a generous size garden laid to lawn with shrub borders, patio area. Arch to a further "secret" garden area which is laid to lawn. Cold water tap.

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: 86B









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