



Red Lion Close
Talke, ST7 1SZ

- A DETACHED BUNGALOW
- CUL DE SAC LOCATION
- HALL, LOUNGE, KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- LANDSCAPED GARDENS
- GARAGE & DRIVEWAY
- UPVC D/G & GCH

£210,000





Property Description

INTRO

Roar like a Lion! A brilliant opportunity to acquire a beautifully presented & improved detached bungalow within a well regarded location comprising hall, kitchen, spacious lounge with stove for additional heating, rear hall, two bedrooms, attached conservatory, a shower room. Externally landscaped gardens to the front and rear and a useful former garage fitted out with a cloakroom/w.c ideal for hobbies, potential office/gym area etc. At the rear of the property is a good sized lawned rear garden providing lots of outside space with a partial elevated view. UPVC double glazing & combi gas central heating are installed. The property is within a nice location and with easy access to all amenities.

DIRECTIONS

Please follow Sat Nav for ST7 1SZ turn in to the cul de sac and the property can be found on the left hand side as identified by our for sale sign.





KITCHEN

12' 8" x 8' 5" (3.86m x 2.57m)

Comprising fitted base and wall units, worksurfaces, built in oven, single drainer sink unit, integrated dishwasher, washing machine space. Window to the side and side external door. UPVC entrance door to the front with glazed panels, radiator.

LOUNGE

16' 5" x 10' 0" (5m x 3.05m)

Bow window to the front, radiator, chimney breast with inset timber burning stove, laminate flooring, coving to the ceiling, door to;



INNER HALL

Access to the loft.

BEDROOM ONE

11' 9" x 11' (3.58m x 3.35m)

Window to the rear, radiator.

BEDROOM TWO

11' x 6' 7" (3.35m x 2.92m)

Radiator. Window to the rear.



CONSERVATORY

11' 7" x 9' 2" (3.53m x 2.79m)

UPVC dwarf wall conservatory with window over looking the landscaped rear garden. French doors to the side, radiator.

SHOWER ROOM

Located off the hallway, an enclosed shower cubicle an electric shower, low level w.c, wash hand basin, shower screen walls. Window to the side. Chrome towel radiator.

EXTERNALLY

A landscaped front garden laid to lawn, shrub borders. A driveway provides parking spaces.



OUTBUILDING

18' 6" x 9' 0" (5.64m x 2.74m)

A former detached brick garage with replacement roof installed. Electrical heater. UPVC rear access door, window to the side and with a door to the fitted shower with an enclosed shoer, low level W.C wash hand basin.

REAR GARDEN

A landscaped good sized rear garden area, laid to lawn garden and shrub borders. Two patio areas. A partial view to the side.



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 C

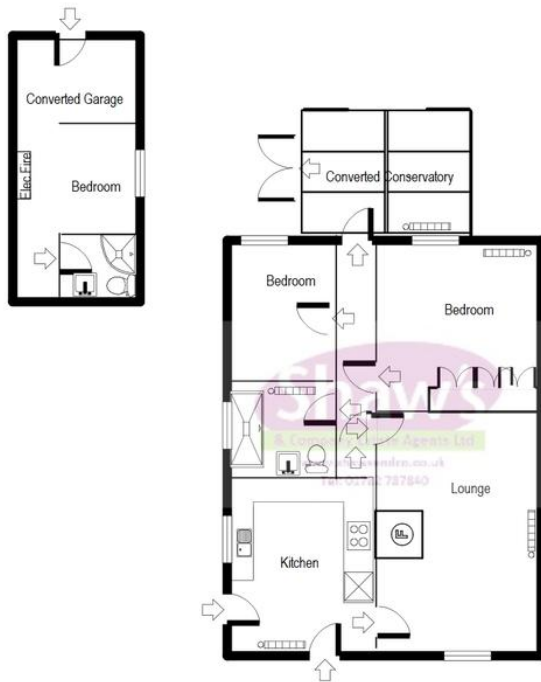
EPC RATING (PDF available online)

Current: 66D Potential: 83B









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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