

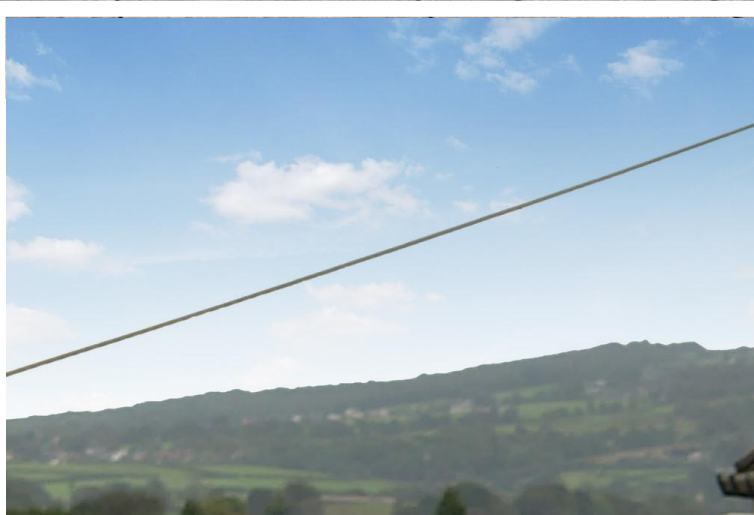


Townfield Close
Talke, ST7 1NF

- SEMI DETACHED HOUSE
- POPULAR LOCATION
- EASY ACCESS TO THE A34/A500
- AMENITIES CLOSE BY
- HALL, LOUNGE, KITCHEN/DINING ROOM
- THREE BEDROOMS, SHOWER ROOM
- LANDSCAPED GARDENS
- CUL DE SAC LOCATION

£168,995





Property Description

INTRO

Shaw's & Co are delighted to offer a brilliant opportunity to acquire a well presented semi detached house within a pleasant location, comprising, entrance hall, good sized lounge, a kitchen/dining room, three bedrooms, a first floor shower room. Externally landscaped gardens to the front and rear with the rear garden attracting afternoon/evening sun. UPVC double glazing & gas central heating. A driveway provides parking and potential garage space subject to consent. The property is close to all amenities from a corner shop to national rail links close by, as well as canal side walks/cycling. Viewing imperative without delay!

DIRECTIONS

Please follow Sat Nav for postcode ST7 1NF 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.

ENTRANCE HALL

Door to UPVC entrance door, glazed panel, tiled floor,





staircase to the first floor.

LOUNGE.

15' 7" x 11' 1" (4.75m x 3.38m)

Window to the front, radiator, feature fireplace & electric fire, coving to the ceiling, understairs store area, coving to the ceiling. Door to:

KITCHEN/DINING ROOM

14' 5" x 8' 0" (4.39m x 2.44m)

A range of base and wall mounted cupboard units, one and half bowl sink unit, work surfaces, built in oven and hob and plumbing for a washing machine, dishwasher, space for fridge freezer.



FIRST FLOOR LANDING

Access to the loft, window to the side, boiler cupboard housing a Vaillant Eco Tech Pro 30 combi gas boiler.

BEDROOM ONE

12' 5" x 8' 1" (3.78m x 2.46m)

Window to the front a range of built in wardrobes, radiator.

BEDROOM TWO

11' 7" x 8' 1" (3.53m x 2.46m)

Window to the rear, radiator.



BEDROOM THREE

9' 4" x 6' 2" (2.84m x 1.88m)

Window to the front, radiator.

SHOWER ROOM

A superb updated suite comprising a enclosed shower, vanity cupboards, low level w.c, wash hand basin, window to the rear, towel radiator.

EXTERNALLY

FRONT GARDEN

Laid to lawn and shrub borders. A driveway provides parking.

REAR GARDEN

A patio area leading to a lawn, a view in the distance with the garden attracting the afternoon sun.

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

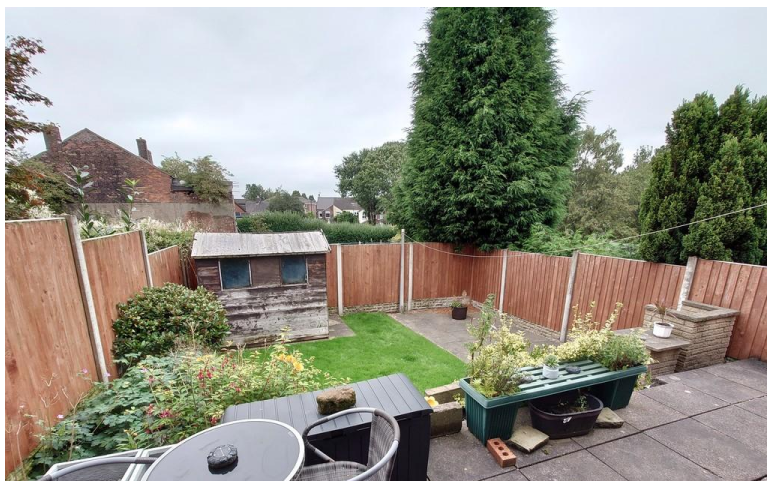
Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:





Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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