



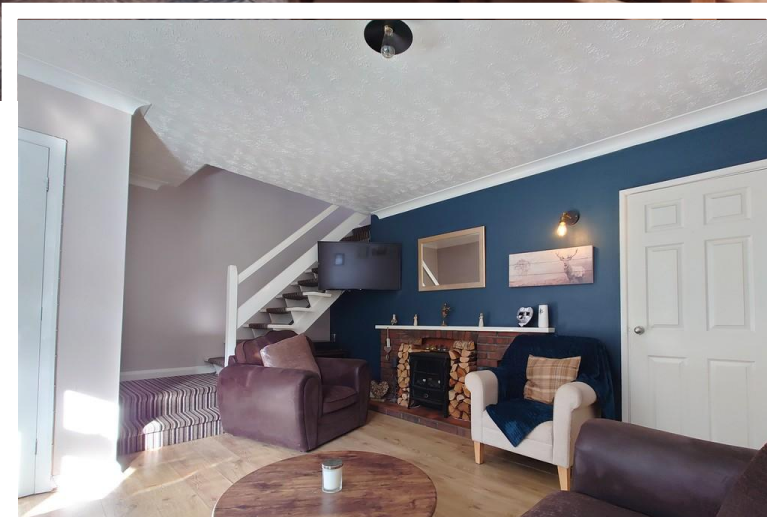
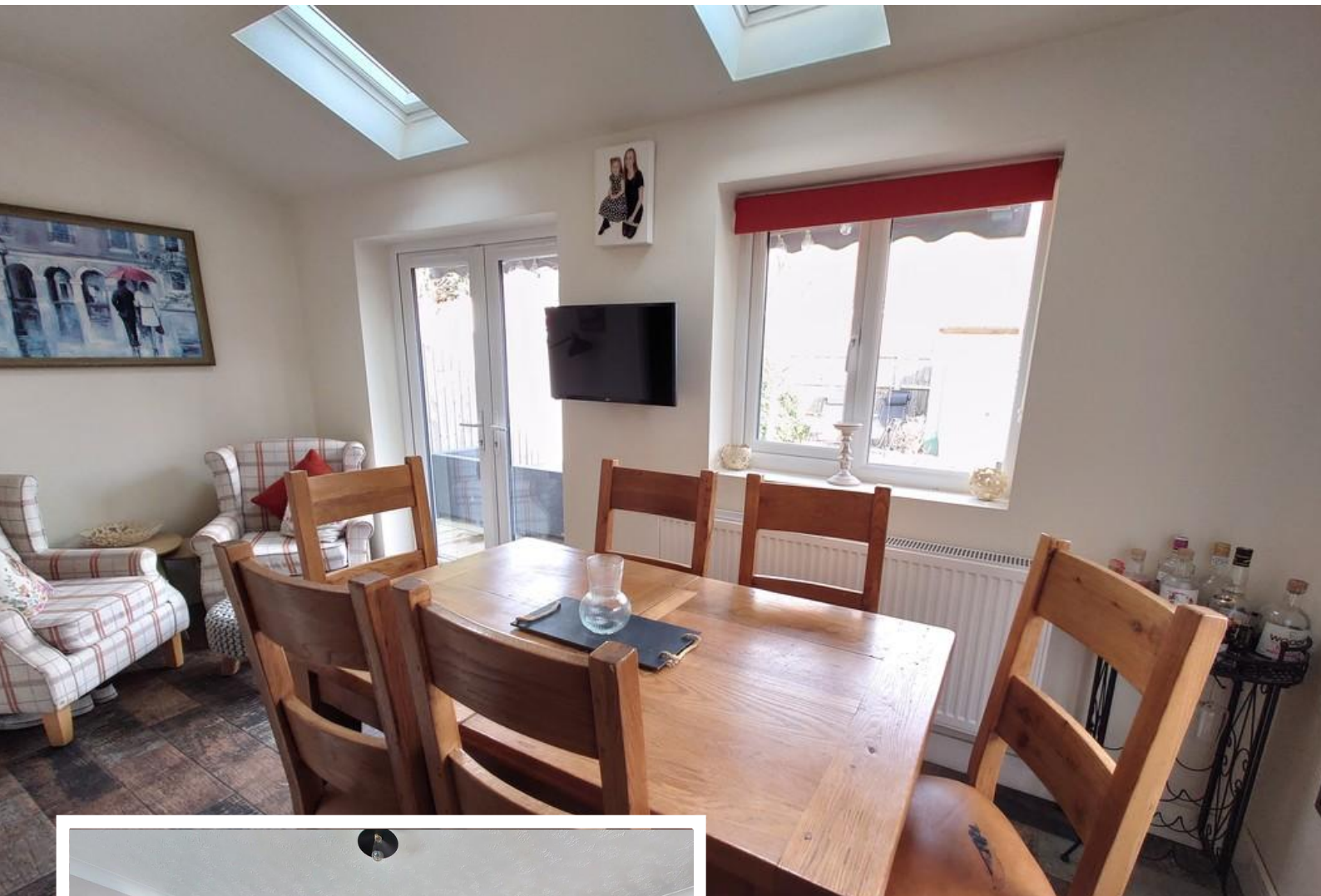
**Jamage Road**  
**Talke Pits, ST7 1QD**

- EXTENDED SEMI DETACHED HOUSE
- PORCH, SPACIOUS LOUNGE
- WELL APPOINTED KITCHEN
- EXTENDED DINING ROOM, UTILITY/W.C
- FAMILY ROOM
- THREE BEDROOMS, BATHROOM
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

**£198,000**







## Property Description

### INTRO

Jam on your Toast? certainly with this lovely spacious extended semi detached house which must be seen to be fully appreciated comprising, entrance porch, good sized lounge, an updated well appointed kitchen with appliances, a dining room with french doors to the rear, utility/cloaks/w.c family room, three bedrooms, a family bathroom. Externally a frontage for parking, a landscaped rear garden. UPVC double glazing & gas central heating. All amenitie are close by as well as road links to the A34/A500 Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1QD. From the High Street, the property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a UPVC door, window to the front, door to:





#### LOUNGE

15' 11" x 13' 2" (4.85m x 4.01m)

Bay window to the front elevation. Coving to ceiling.

Double radiator, door to:

#### KITCHEN/DINER

15' 8" x 10' 3" (4.78m x 3.12m)

Window to the rear elevation. A well appointed fitted kitchen comprising of: wall and base units, single drainer sink unit, worksurface. Built in microwave, oven, hob with extractor over. Integrated dishwasher. Radiator. Tiled floor, opening to:



#### DINING ROOM

15' 3" x 6' 9" (4.65m x 2.06m)

French doors to both the rear and side elevations. Window to the rear, velux windows to the roof. Radiator. Recessed spot lights.

#### CLOAKROOM/UTILITY

7' 0" x 5' 4" (2.13m x 1.63m)

Low level W.C, wash hand basin and cabinet

#### HOBBIES ROOM

14' 5" x 7' 5" (4.39m x 2.26m)

Window to the front elevation. Radiator.



#### FIRST FLOOR LANDING

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

#### BEDROOM ONE

13' x 9' 3" (3.96m x 2.82m)

Window to the front elevation. Radiator.

#### BEDROOM TWO

10' 5" x 7' 6" (3.18m x 2.29m)

Window to the rear elevation. Radiator.

#### BEDROOM THREE

8' 2" x 6' 2" (2.49m x 1.88m)

Window to the front elevation. Radiator. Warbrobe.



#### BATHROOM

Window to the rear elevation. Suite comprising: paneled bath with shower over, low level W.C, wash hand basin. Spotlights to the ceiling, radiator. Store cupboard.

#### EXTERNALLY

#### FRONTAGE

A tarmac drive provides off road parking. Shrub borders. A pathway alongside the property leads to:



#### REAR GARDEN

A landscaped garden with a patio area and gravel borders, a pleasant good sized garden area.

#### 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)

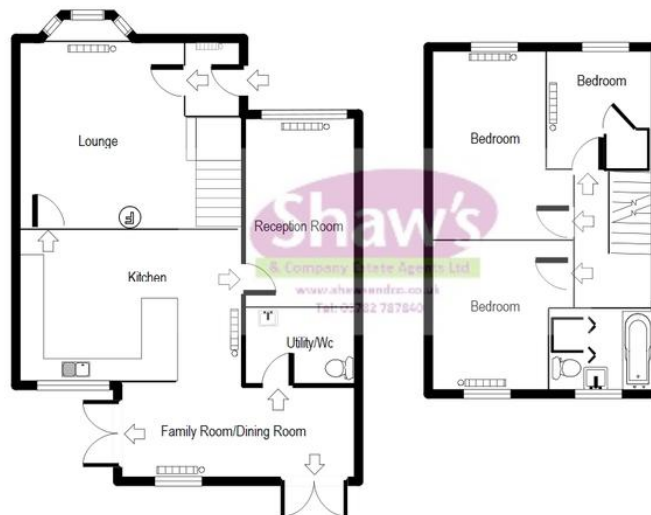
Current: Potential:











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