



Target Close
Talke Pits, ST7 1RE

- STUNNING SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- EXTENDED & WELL IMPROVED
- REAR PORCH, UTILITY, CLOAKS/W.C
- SPACIOUS KITCHEN/DINING ROOM
- ATTACHED CONSERVATORY
- TWO DOUBLE BEDROOMS
- POTENTIAL TO CREATE A THIRD

£220,000





Property Description

INTRO

Right on Target! Shaw's & Co are delighted to bring to the market a stunning semi detached house on a corner plot which must be viewed to be fully appreciated! Comprising a rear entrance porch, utility room, cloaks/w.c, spacious kitchen/dining room, a sitting room extension to the rear with roof windows, great size 18 x 14 lounge to the front, a first floor bathroom, large front bedroom one, including formally bedroom 3, (there is space to create a third bedroom) & bedroom 2 to the rear. Externally a landscaped front garden, leading to the beautiful landscaped side garden and rear area. UPVC double glazing, composite front door, & gas central heating. Access to all amenities is close by with excellent road and rail links. Viewing essential without any further delay to fully appreciate this beautiful residence.

DIRECTIONS

Please follow Sat Nav for postcode ST7 1RE 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 PORCH

An extension to the main house with a composite entrance door with glazed panels, window to the side, laminate flooring. Door to;

CLOAKS/W.C

Low level W.C wash hand basin, chrome towel radiator, window to the front, access to a small loft. Tiled walls.

UTILITY

6' 1" x 5' 4" (1.85m x 1.63m)

Comprising fitted base and wall units, work surface, space for appliances, window to the side. Radiator.



KITCHEN/DINER

18' 3" x 9' 3" (5.56m x 2.82m)

Comprising a fitted kitchen with base and wall units, integrated double oven and electric hob, fridge, single drainer sink, splash back tiling, window to the rear, radiator, wall mounted plasma electric fire, part glazed timber door to the lounge, double matching doors to;

SITTING ROOM

12' 7" x 11' (3.84m x 3.35m)

An extension to the rear of the house to form a lovely spacious second reception room with two roof windows, radiator, wall mounted electric plasma fire. UPVC windows looking on to the landscaped garden area. Laminate flooring.



LOUNGE

18' 3" x 14' 6" (5.56m x 4.42m)

A good sized lounge with plenty of space, with a large window to the front, a further window to the side, two double radiators, a feature fireplace and inset fire. Coving to the ceiling, stair case to the first floor.

FIRST FLOOR LANDING

Window to side, wall light. store cupboard off.



BEDROOM ONE

18' 4" x 11' 8" (5.59m x 3.56m)

Formally two separate bedrooms, two windows to the front, radiator. A host of fitted wardrobes. This room could easily be divided to form a third bedroom.

BEDROOM TWO

11' 8" x 11' 5" (3.56m x 3.48m)

Window to the rear, radiator. Wardrobe recess area.

BATHROOM

Comprising a fitted white suite with a panelled bath, low



level W.C, wash hand basin, splash back tiling to the walls, Victorian style radiator, window to the rear, recessed spot lights to the ceiling.

EXTERNALLY

A landscaped front garden area leading to a further side garden area a landscaped corner plot.

REAR GARDEN

A landscaped garden with a patio area.

GARAGE

18' x 9' (5.49m x 2.74m)

Up and over front door, side access door, electric light and power, space for a tall freezer etc.

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 effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan or an illustration only as a guide.
The plan is for guidance 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 Floorplanner



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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