



**Unity Way**  
Talke, ST7 1RU

- AN END TOWN HOUSE
- NO CHAIN
- ENTRANCE HALL, CLOAKS/W.C
- LOUNGE/DINING ROOM
- KITCHEN, OUTBUILDING & GARDENS
- THREE BEDROOMS, BATHROOM
- LANDSCAPED GARDENS
- POPULAR & CONVENIENT LOCATION

**£159,950**





## Property Description

### INTRO

Located within a popular & convenient location, a three bedroom end town house with no chain! Comprising entrance hall, cloaks/w.c, spacious lounge/dining room, kitchen, three bedrooms, a first floor shower room. UPVC double glazing & gas central heating are installed. Externally gardens to the front and rear, a pleasant outlook to the rear and with a brick outbuilding to the rear of the house with a parking space. The property is within easy access to lots of facilities and road links to the A34/A500. Viewing is essential without delay. (draft details subject to approval)

### DIRECTIONS

Please follow the postcode ST7 1RU. Turn off the A34 into Unity Way, the property can be found on the left hand side as identified by our For Sale sign.

### ENTRANCE HALL

UPVC front entrance door with glazed panel. Staircase to the first floor, radiator. Coving to the ceiling.



#### CLOAKS/W.C

Low level W.C, wash hand basin, radiator. Window to the front. Splash back tiling.

#### KITCHEN

11' 4" x 11' 3" (3.45m x 3.43m)

Comprising base and wall mounted cupboard units with worksurfaces over. Single drainer sink unit. Spaces for appliances. Built in double oven and gas hob. Rear access door, and window to the rear. Useful understairs store area. A wall mounted Potterton gas boiler. Radiator.



#### LOUNGE/ DINING ROOM

21' 7" x 11' 9" (6.58m x 3.58m)

With windows to the front and the rear. Two radiators. Coving to the ceiling. Fireplace and inset electric fire.

#### FIRST FLOOR LANDING

Access to the loft. Store area off.

#### BEDROOM ONE

13' 1" x 9' 3" (3.99m x 2.82m)

Window to the rear, radiator. Laminate flooring.

#### BEDROOM TWO

13' 1" x 10' 7" (3.99m x 3.23m)

Window to the rear, radiator.



#### BEDROOM THREE

8' 3" x 6' 9" (2.51m x 2.06m)

Window to the front with a view towards Mow Cop, radiator. Wardrobe to the recess.

#### SHOWER ROOM

An enclosed shower cubicle with electric shower, low level W.C and wash hand basin. Splash back tiling. Window to the rear. Radiator.

#### EXTERNALLY

#### FRONT GARDEN

A landscaped front laid to lawn garden with shrub borders. A block paved driveway provides parking. Outbuildings located close to the front door with ideal areas for storage, UPVC doors.

#### REAR GARDEN

A paved garden area with purpose built timber opening gates to the rear and a parking space.

#### OUTBUILDING

10' 9" x 5' 7" (3.28m x 1.7m)





A brick built useful outbuilding.

#### 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

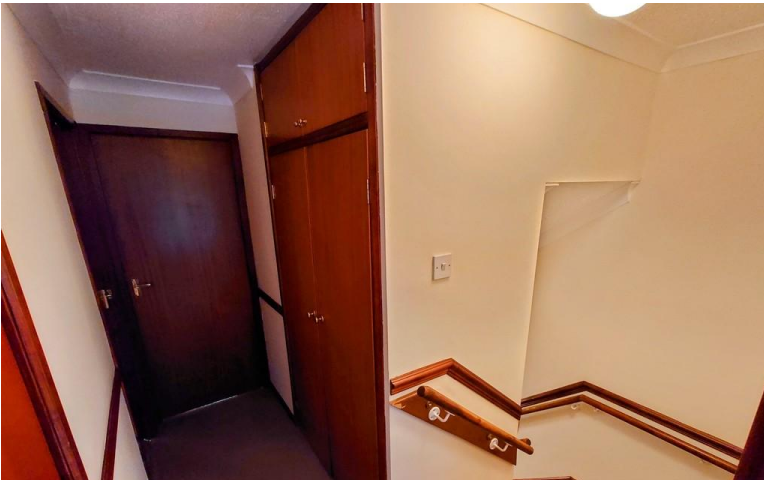
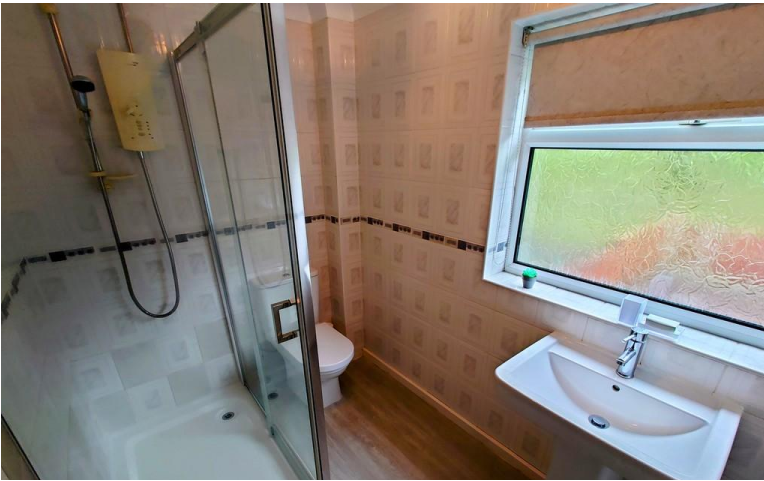
Newcastle Borough Council.

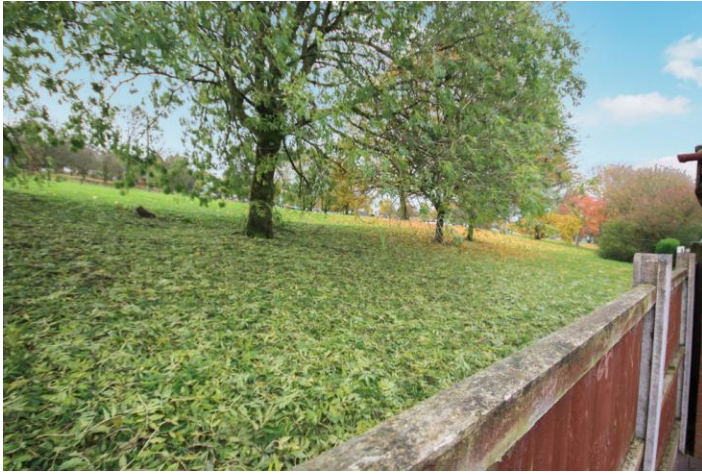
#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: Potential:

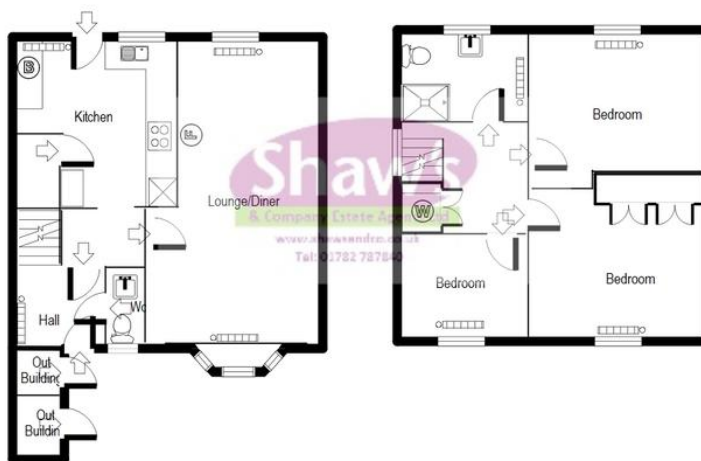






While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsible system for any errors, omissions, or any omissions on the floor plan, can be held liable only the provider.  
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Make with total builder.





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.  
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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 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