



**Red Lion Close**  
Talke, ST7 1SZ

- A DETACHED BUNGALOW
- ON A UNIQUE LARGE PLOT
- TWO BEDROOMS
- CONSERVATORY
- QUIET CUL DE SAC LOCATION
- DRIVEWAY & DETACHED GARAGE
- GOOD SIZE REAR GARDEN
- UPVC D/GLAZING & GAS C/HEATING

**£210,000**





## Property Description

### INTRO

Roar like a LION! A unique detached bungalow for sale sitting on a large plot, and set in a quiet and tucked away cul de sac location! Well presented throughout, the property consists of breakfast kitchen, lounge, bathroom, two bedrooms and a conservatory. A spacious driveway provides plenty of parking, with a detached garage, and a great size private laid to lawn garden to the rear, with lots of potential to build/extend if required (subject to planning consent). UPVC double glazing and gas central heating from a Worcester Bosch combi boiler. One to be seen to fully appreciate!

### DIRECTIONS

Please use postcode ST7 1SZ for Sat Nav/Google Maps. As you turn off Chester Road, turn left into Red Lion Close, and follow the road through to the left, where the property can be found at the head of the cul de sac on the right hand side, as identified by our For Sale sign.



## ACCOMMODATION

### KITCHEN

12' 5" x 9' 7" (3.78m x 2.92m)

Comprising a well appointed kitchen suite with space for a dining table. Base and wall mounted cupboard units and worksurfaces over. UPVC front entrance door, window to the side aspect. Wall mounted Worcester Bosch gas combi boiler (serviced). Radiator. Single drainer sink unit. Space for a free standing cooker, with extractor hood above. Space/plumbing for a washing machine. Space for inbuilt fridge. Splash back tiling. Cushion flooring. Electric consumer unit. Two spotlight tracks to ceiling.



### LOUNGE

16' 2" x 10' 11" (4.93m x 3.33m)

Window to the front, two radiators. Laminate flooring. Feature fireplace and surround. Coving to the ceiling.

### REAR HALL

Door to walk in storage cupboard. Access to the loft via pull down ladder (boarded). Laminate flooring.

### BATHROOM

6' 6" x 5' 7" (1.98m x 1.7m)

Comprising an updated suite with panelled bath, and electric Mira Sprint shower over. Low level W.C and wash hand basin. Well presented wall and floor tiling. Vanity cupboard. Extractor fan. Chrome towel radiator. Opaque window to the side.



### BEDROOM ONE

11' 11" x 11' (3.63m x 3.35m)

Timber door to the conservatory. Radiator.

### BEDROOM TWO

10' 11" x 9' 7" (3.33m x 2.92m)

Timber door to the conservatory. Concealed radiator.

### CONSERVATORY

13' x 6' 11" (3.96m x 2.11m)

A brick wall and UPVC conservatory. Doors to the rear. Laminate flooring. Double radiator.

### EXTERNALLY

#### FRONT GARDEN

Access via wrought iron gate, with large block paved driveway for parking, and enclosed by wall. Laid to lawn garden area with shrub borders.





#### DETACHED GARAGE

19' 5" x 10' 5" (5.92m x 3.18m)

A good size detached brick garage with pitched roof. Up and over door. Power and lighting. UPVC side access door and opaque window.

#### REAR GARDEN

A large laid to lawn rear garden, enclosed by fencing, and with much further potential to adapt/extend or even build, subject to your own requirements and planning consent. Paved patio areas. A lovely private garden area with nice views to the distance.



#### 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 C

EPC RATING (PDF available online)

Current: 67D Potential: 83B





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.  
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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