

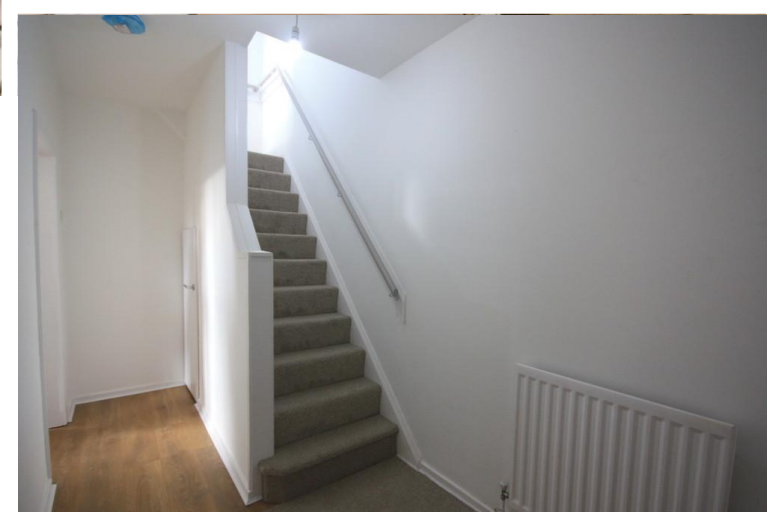


**Crown Bank Crescent**  
Talke Pits, ST7 1SS

- A SEMI DETACHED HOME
- SUPERBLY MODERNISED THROUGHOUT
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GOOD SIZE REAR GARDEN
- USEFUL OUTBUILDING w/ UTILITY & WC
- OPEN PLAN MODERN KITCHEN
- PARKING AVAILABLE

**£169,950**





## Property Description

### INTRO

Take the crown with this stunning modernised semi detached home new on the market! Superbly updated throughout, the property briefly comprises entrance hall, through lounge and dining room, with a stunning open plan kitchen, rear hall/outhouse with utility, downstairs W.C and storage, three good sized bedrooms and an upstairs bathroom. A potential driveway/parking space to the front and a beautifully presented rear garden, being laid to lawn, with paved Indian stone and decking areas. Further unofficial extra parking to the rear. UPVC double glazing and gas central heating from a combi boiler. Viewing essential - don't wait around for this one!

### DIRECTIONS

Please follow postcode ST7 1SS for Sat Nav/Google Maps. Upon entering Crown Bank Crescent from the top end, the property can be found on the right hand side as identified by our For Sale sign.



## ACCOMMODATION

### ENTRANCE HALL

UPVC side entrance door. Laminate flooring. Useful understairs store cupboard. Staircase to the first floor, and door to:

An open plan lounge and dining room, maxing out at 25'3 length ways, and opening into the kitchen.

### LOUNGE

15' 2" x 11' 9" (4.62m x 3.58m)

Two windows to the front. Laminate flooring. Radiator. Useful gloss storage cupboards. Open archway to:

### DINING ROOM

11' 9" x 9' 7" (3.58m x 2.92m)

An open plan lounge and dining room, maxing out at 25'3. Windows to the front. Laminate flooring. Radiator. Small meter box cupboard. Opens to:

### KITCHEN

10' 2" x 7' 2" (3.1m x 2.18m)

A stunningly modernised kitchen suite throughout, comprising base and wall mounted cupboard units, with worksurfaces over. Inbuilt tall fridge freezer, dishwasher and oven, hob and extractor above. Newly fitted tiled flooring. Stainless steel sink unit. Concealed electric consumer unit. Window to the rear garden, and door into:



### REAR HALL & OUTHOUSES

16' 0" x 3' 5" (4.88m x 1.04m)

A very useful area, with two newly fitted UPVC doors at each end into the garden. Comprising three rooms, with Utility room, storage, and another with a downstairs W.C.

### CLOAKS/W.C

Low level W.C.

### STORAGE AREA

A useful other room within the outhouse for further storage.



### FIRST FLOOR LANDING

With a window overlooking the back garden. Access to the loft.

### BEDROOM ONE

13' x 9' 9" (3.96m x 2.97m)

Window to the front with far reaching view, radiator.



#### BEDROOM TWO

11' 10" x 10' 5" (3.61m x 3.18m)

Window to the front with far reaching view, radiator.

#### BEDROOM THREE

9' 2" x 9' 2" (2.79m x 2.79m)

A good sized third bedroom with a window to the side. Radiator.

#### BATHROOM

7' 11" x 7' 4" (2.41m x 2.24 m)

A beautifully presented suite with part tiled walls, and comprising a panelled bath with overbath shower, wash hand basin, and a low level W.C. Newly fitted tiled flooring. A useful storage cupboard also houses the Vaillant gas central heating boiler. Window to the rear, radiator.



#### EXTERNALLY

##### FRONTAGE

A gate opens to a paved pathway which leads to the side access door to the property, and gated access to the rear garden. A gravelled stone area with sleepers provides a potential parking area (just requiring a dropped curb). Laid to lawn area.



##### REAR GARDEN

A great sized laid to lawn rear garden, enclosed by sleepers. Indian stone paving area and paved steps to a decking area. Enclosed by fencing, and with gate access to the rear open area (as pictured) with unofficial parking.

##### ADDITIONAL NOTES

The property benefits from UPVC double glazing and gas central heating from a combi boiler. The property has been modernised to a very nice standard throughout. The property does have solar panels fitted to the roof, we understand by the owner that these are owned outright.

The property is occupied and our vendors will have an onward related purchase.

##### 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 be 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: 74C Potential: 79C







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 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