



**Walton Way**  
**Talke, ST7 1UX**

- A DETACHED BUNGALOW
- NO CHAIN - FURTHER POTENTIAL
- PORCH, KITCHEN/DINING ROOM
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS, SHOWER ROOM
- LANDSCAPED GARDENS
- UPVC D/G, GAS C/H
- POPULAR & CONVENIENT LOCATION

**£155,000**







## Property Description

### INTRO

An extended detached bungalow within a popular location with further potential to update & re-modernise etc, offering spacious accommodation comprising, entrance porch, 21' kitchen/dining room, 22' lounge, inner hall, shower room, two double bedrooms, (potential to create a third) Externally landscaped gardens to the front and rear, with a pleasant out look over the rear garden. A detached garage, driveway. UPVC double glazing & gas central heating. The property is located within easy access to lots of amenities & road links, as well as countryside & canal side walkways etc. No chain. Viewing essential.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1UX. Turning of Coal Pit Hill, the property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE PORCH

Entered through a composite door. Windows to the side and rear elevation.







#### LOUNGE

22' 7" x 11' 5" (6.88m x 3.48m)

Windows to the front and side elevation. Feature brick fireplace with gas fire. Two radiators.

#### KITCHEN/DINER

21' 4" x 7' 8" (6.5m x 2.34m)

Window to the front elevation. A range of wall, draw and base units, single drainer sink with mixer tap. Built in gas hob and electric oven. Space for fridge freezer. Open plan dining area with a window to the side elevation. Radiator.



#### HALLWAY

Access to the loft. Doors to..

#### BEDROOM ONE

14' 10" x 10' 7" (4.52m x 3.23m)

Windows to both the rear and side elevation. Radiator.

#### BEDROOM TWO

14' 10" x 8' 8" (4.52m x 2.64m)

Window to the rear elevation. Built in wardrobes. Radiator.



#### BATHROOM

Window to the side elevation. Double shower cubicle with shower over, low level W.C, wash hand basin. Heated towel rail.

#### EXTERNALLY

##### FRONT

Garden laid to lawn. Off road parking.

##### REAR

Elevated patio giving access to the garage. Lower patio with a pond. Outside light. Gated access to the side.

#### GARAGE

19' 4" x 9' 2" (5.89m x 2.79m)

Up and over front door, further door gives access to the garden. Electric light and power.

PLEASE NOTE. The roof is in need of attention.



#### 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: Potential:









43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

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