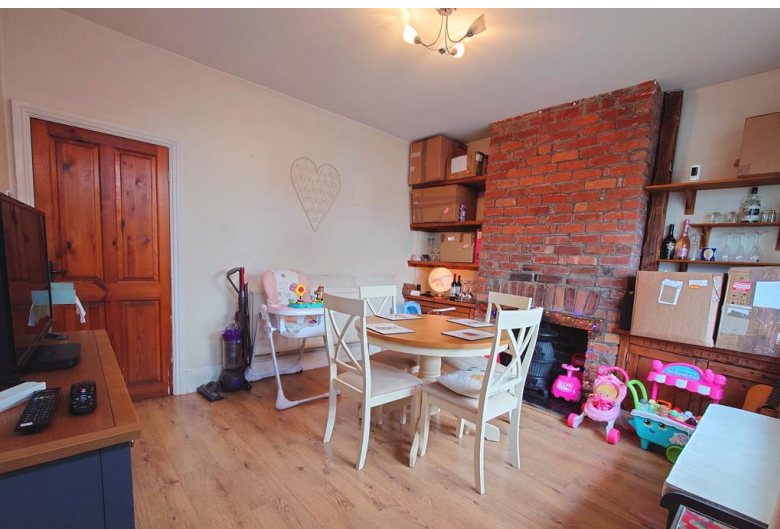




Old Butt Lane
Talke, ST7 1NJ

- PERIOD STYLE END TOWN HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LOVELY PRIVATE REAR GARDEN
- BATHROOM W/BATH & SEPARATE SHOWER
- SUMMERHOUSE, FORECOURTED FRONTAGE
- UPVC D/G & GAS C/HEATING

£142,500





Property Description

INTRO

New on the market in the high popular road of Old Butt Lane! A beautifully presented end town house with period features - The spacious accommodation internally comprises of two reception rooms, kitchen, two double bedrooms and a first floor bathroom suite. With a forecourt to the front, and low maintenance enclosed and private and rear garden with summerhouse. The property also has a Baxi combi-boiler which was fitted in 2021 (With a 10 year guarantee and serviced up to date). A highly convenient location to the amenities of Butt Lane/Talke and with useful road links to the A34 and A500 etc. Don't hesitate to get your viewings booked ASAP!

DIRECTIONS

Please use postcode ST7 1NJ for Sat Nav/Google Maps. From A34 Congleton Road, turn right into Old Butt Lane, where the property can be found on the left hand side as identified by our For Sale sign.



ACCOMMODATION

DINING ROOM

12' 7" x 11' 7" (3.84m x 3.53m)

UPVC front entrance door. Bow window to the front. Radiator. Feature exposed brick wall and fireplace with wood burning stove. Laminate floor. Door to:

LOUNGE

14' 8" x 12' 7" (4.47m x 3.84m)

Window to the rear, radiator. Gas fireplace. Useful understairs storage cupboard. Door to staircase to the first floor. Original beam feature over door. Door to:



KITCHEN

9' 3" x 7' 4" (2.82m x 2.24m)

Comprising a well presented kitchen suite with base and wall mounted cupboard units, worksurfaces over. Single drainer sink unit. Built in oven/cooker with hob and extractor hood over. Splash back tiling. UPVC rear access door. Window to the side. Space for fridge freezer and space/plumbing for a washing machine.

FIRST FLOOR LANDING

Access to the loft. Original beam feature.



BEDROOM ONE

12' 7" x 11' 7" (3.84m x 3.53m)

Window to the front, radiator. Door to wardrobe/store cupboard.

BEDROOM TWO

11' 7" x 9' 5" (3.53m x 2.87m)

Window to the rear, radiator. Door to wardrobe/store cupboard, also housing Baxi gas combi boiler (Fitted in 2021 with 10 year guarantee and serviced up to date).

BATHROOM

9' 3" x 7' 4" (2.82m x 2.24m)

Comprising a lovely presented suite with free standing roll top bath, and separate enclosed shower cubicle with electric shower. Opaque window to rear. High level cistern W.C, wash hand basin. Wood flooring.



EXTERNALLY

FRONTAGE

With a set back forecourted front, and gated access. Gravelled stone area. Side alley bin access.



REAR GARDEN

A lovely presented, low maintenance private and enclosed garden. Paved patio, gravelled/ pebbled stone area, and decking area. Enclosed by wall.

SUMMERHOUSE

11' 6" x 7' 5" (3.51m x 2.26 m)

With UPVC front entrance door and two UPVC windows. Power and lighting.

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: 55D Potential: 107A





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 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