

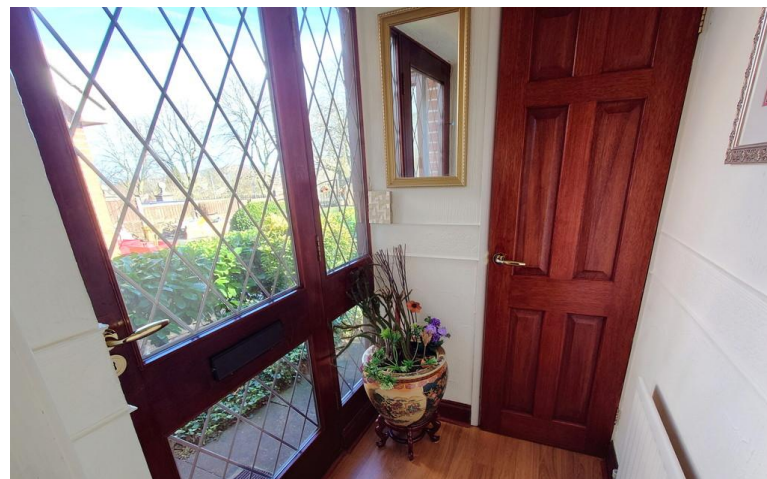
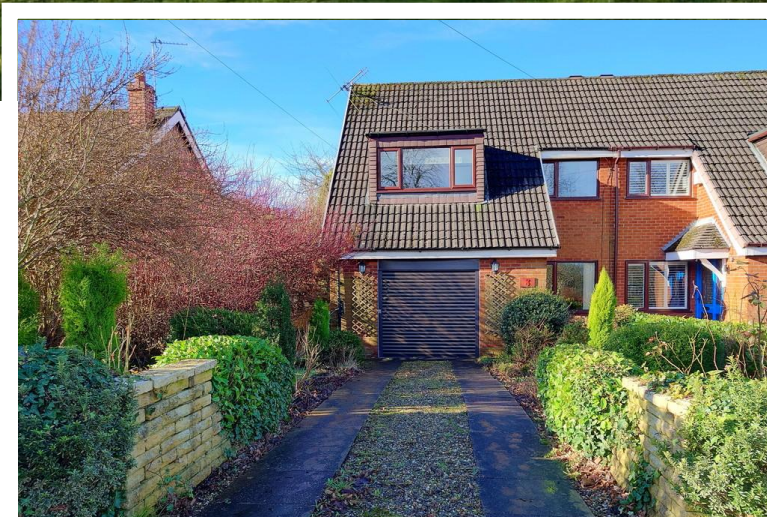
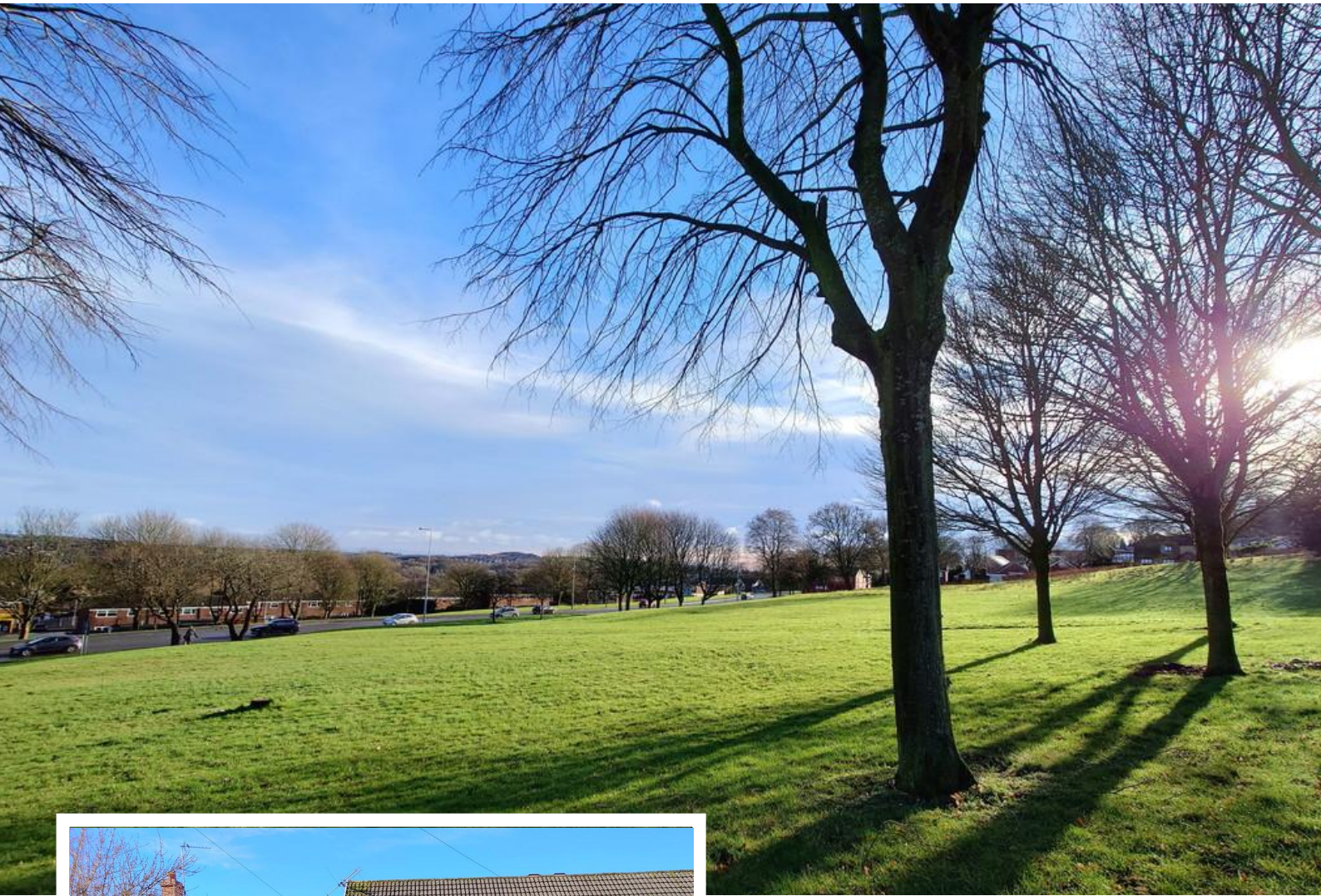


**Coalpit Hill**  
Talke, ST7 1PN

- A SEMI DETACHED HOME
- STUNNING VIEWS TO THE FRONT
- THREE GOOD SIZED BEDROOMS
- SET BACK FROM THE ROAD
- NO CHAIN
- GARDENS TO THE FRONT & REAR
- KITCHEN, LOUNGE/ DINING ROOM
- INTEGRAL GARAGE & DRIVEWAY

**£175,000**





## Property Description

### INTRO

Take in those panoramic views! Set back from the road, this THREE bedroom semi detached home boasts spacious accommodation throughout! Available with NO CHAIN - The accommodation comprises hall, long lounge/dining room, breakfast kitchen and to the first floor three bedrooms and a bathroom. Integral garage and driveway. Lovely presented front and rear gardens. Comes with further potential to be able to make your own mark on it - Viewing highly recommended, don't wait around too long for this one!

### DIRECTIONS

Please use postcode ST7 1PN for Sat Nav/Google Maps. Upon entering Coalpit Hill from the crossroads and proceeding up the road, the property can be found on the right hand side as identified by our For Sale sign.

### ACCOMMODATION



#### ENTRANCE HALL

Access via timber front/side entrance door. Radiator. Door to useful storage cupboard for coats/shoes.

#### LOUNGE/ DINING ROOM

21' 11" x 10' 10" (6.68m x 3.3m)

A good sized double reception room with windows to the front and rear. Two radiators. Gas fire with a featured tiled surround. Coving to the ceiling. Thermostat heating controls. Door to a turn and flight staircase.

#### KITCHEN

10' 11" x 7' 10" (3.33m x 2.39m)

Comprising a nicely presented suite with base and wall mounted cupboard units and worksurfaces over. Breakfast bar style worksurface. Single drainer sink unit. Inbuilt washing machine (barely used), dishwasher and fridge/freezer. Electric hob/oven. Part tiled walls and tiled flooring. Window to the rear. Timber side access door. Door housing Glow worm Space saver 50 boiler (with tank upstairs).



#### FIRST FLOOR LANDING

A turn and flight staircase, with window to the side. Access to loft.

#### BEDROOM ONE

10' 10" x 9' 10" (3.3m x 3m)

Window to the front with far reaching views. Radiator. Door to a walk in storage cupboard/wardrobe.



#### BEDROOM TWO

10' 10" x 9' 3" (3.3m x 2.82m)

Window to the rear. Radiator. Laminate flooring.

#### BEDROOM THREE

11' 11" x 10' 1" (3.63m x 3.07m)

Window to the front with far reaching views. Radiator.

#### BATHROOM

6' 10" x 5' 4" (2.08m x 1.63m)

Comprising a fully tiled suite with corner bath, low level W.C and wash hand basin. Opaque window to the rear. Radiator. Cushion flooring. Dome light fitting and wall light. Coving to the ceiling. Door to further store area with immersion cylinder tank for boiler.





## EXTERNALLY

### FRONT GARDEN

A paved driveway with parking for several vehicles. Small laid to lawn garden area and pleasant shrub borders. Views to the front. Through access to the side/rear of the property.

### INTEGRAL GARAGE

18' 7" x 10' 1" (5.66m x 3.07m)

Electronic roll up door. Electric lighting and power. Gas meter.



### REAR GARDEN

Initially a paved area with small steps up to a further garden area which has much further potential with a bit of tidying up. A private spot and enclosed by fencing, surrounded by shrubs and enclosed with fencing.

### 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: 60D Potential: 86B







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 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