



**Newcastle Road**  
**Talke, ST7 1SA**

- BEAUTIFULLY PRESENTED
- TOWN HOUSE/COTTAGE
- WITH GARDEN TO REAR
- LOUNGE, DINING ROOM, KITCHEN
- NO CHAIN
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM WITH SHOWER
- UPVC D/GLAZING & GAS C/HEATING

**£125,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer a brilliant opportunity to acquire a well presented two bedroom cottage, comprising, a bay window lounge, dining room, kitchen, two bedrooms, a family bathroom with a separate shower, UPVC double glazed doors and windows, gas combi heating. Externally a forecourt to the front, rear yard and a rear garden attracting afternoon sun. The property is located with easy access to all facilities & road links to the A500/M6 along with rail links at Kidsgrove, Alsager. Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1SA proceed from The Cauldwell traffic lights and the property can be found on the right hand side.

### LOUNGE

12' 9" x 9' 3" (3.89m x 2.82m)

Radiator, bay window to the front, Upvc entrance door.





#### DINING ROOM

12' 0" x 9' 0" (3.66m x 2.74m)

Laminate flooring, window to the rear, radiator, understairs store area. Staircase to the first floor.

#### KITCHEN

10' 0" x 7' 3" (3.05m x 2.21m Reducing to 6')

Comprising fitted base and wall units, worksurfaces, single drainer sink, tiled floor. Upvc external door, built in oven and hob. Door to entry leading to the front. A flying freehold for the attached house.



#### FIRST FLOOR LANDING

Access to the loft.

#### BEDROOM ONE

12' 9" x 9' 7" (3.89m x 2.92m)

Triple glazed window to the front, radiator.

#### BEDROOM TWO

9' 11" x 9' 7" (3.02m x 2.92m)

Window to the rear, radiator.



#### BATHROOM

11' 4" x 6' 7" (3.45m x 2.01m)

A good sized bathroom with a Quadrant shower cubicle, low level W.C, wash hand basin, a panelled bath, radiator, window to the rear, cupboard with a Alpha Eco combi boiler, splash back tiling.

#### EXTERNALLY

A block paved forecourt to the frontage. A covered entry to the kitchen, the attached property has the flying Freehold with first floor rooms above the entry.

#### REAR GARDEN

A paved yard area, water tap, steps to the garden area which has a good degree of privacy.



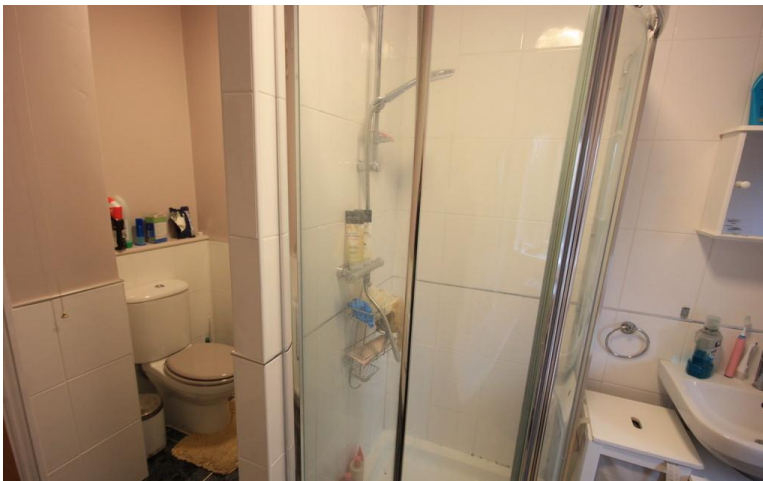
#### VIEWING ARRANGEMENTS

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: Potential:





Whilst every attempt has been made to ensure the accuracy of the information provided here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only and is a guide.  
This plan for illustrative purposes only and should be used as such for any prospective purchaser or tenant.  
The sensors, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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