



**Kingsley Road**  
**Talke Pits, ST7 1RA**

- A SEMI DETACHED HOUSE
- WELL REGARDED LOCATION
- SPACIOUS RESIDENCE
- NO CHAIN
- LANDSCAPED GARDENS
- HALL, LOUNGE, KITCHEN/DINING ROOM
- THREE BEDROOMS
- UPDATED SHOWER ROOM

**£185,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a semi detached house with no chain and within a good sized plot with lovely landscaped gardens which must be viewed to be fully appreciated comprising entrance hall, lounge, kitchen/dining room, attached conservatory, three good sized bedrooms, an updated family shower room. Externally a driveway leads to the large detached brick built garage. A stunning landscaped rear garden laid to lawn with a patio area and shrub borders, all attracting "pm" sunshine. UPVC double glazing & gas central heating. The property is located with easy access to all amenities schools, shops and excellent road links to the A34/A500/M6 network yet with lots of Countryside close by. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1RA, turn off St Martins Road and the property can be found on the left hand side as identified by our for sale sign.





#### ENTRANCE HALL

Laminate flooring, stair case to the first floor, UPVC entrance door, under stairs store area. Door to;

#### LOUNGE

13' 4" x 11' 6" (4.06m x 3.51m)

With a UPVC bow window to the front, a feature fireplace with inset fire, coving to the ceiling, door to;

#### KITCHEN/DINER

18' 2" x 9' 5" (5.54m x 2.87m)

Comprising a fitted kitchen area with base and wall units, work surfaces, inset sink, space for appliances, under stairs store area. Tiled floor. Window to the rear, french doors to;



#### CONSERVATORY

A good sized Octagon shaped conservatory with dwarf wall construction and UPVC windows to the pleasant landscaped garden. Laminate flooring.

#### FIRST FLOOR LANDING

Access to the loft, window to the side. Radiator, doors to all bedroom and updated shower room.

#### BEDROOM ONE

11' 6" x 11' 3" (3.51m x 3.43m)

Window to the front, radiator, fitted wardrobes. Radiator.



#### BEDROOM TWO

11' 6" x 11' 3" (3.51m x 3.43m)

Window to the rear, radiator, fitted wardrobes. Radiator.

#### BEDROOM THREE

7' 6" x 6' 9" (2.29m x 2.06m)

Window to the front, radiator, over stairs store cupboard. Radiator.

#### SHOWER ROOM

8' 6" x 7' 2" (2.59m x 2.18m)

Comprising an enclosed large shower cubicle, low level W.C, wash hand basin, shower screen walls, chrome towel radiator, window to the rear.



#### EXTERNALLY

#### FRONT GARDEN

A landscaped front garden area laid to lawn, shrub borders, a paved driveway provides parking spaces to the side of the house.



#### REAR GARDEN

A beautifully landscaped good sized quite level rear garden area with a paved patio area, laid to lawn garden and shrub borders, a further patio area at the top of the garden all attracting the afternoon sun and a good degree of privacy, upon viewing the property prospective buyers will really appreciate the landscaped garden.

#### GARAGE

19' x 10' 4" (5.79m x 3.15m)

A brick built detached garage of good size with front entrance doors, window to the side and rear. Pitched tiled roof.



#### 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.

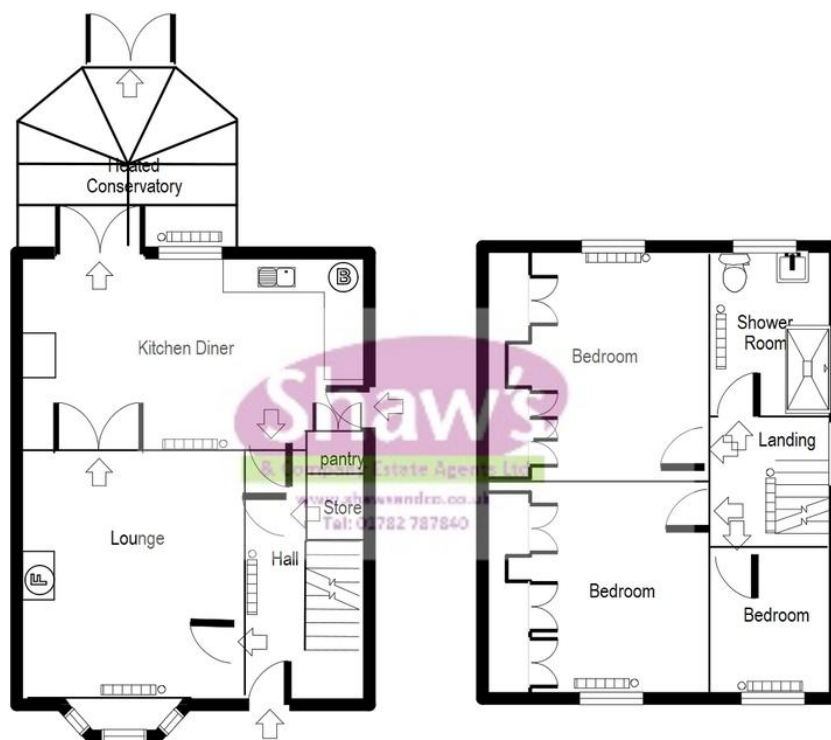
#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 70C Potential: 84B







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