



Swan Bank
Talke, ST7 1PR

- DETACHED RESIDENCE
- WITHIN A POPULAR LOCATION
- THREE RECEPTION ROOMS
- BREAKFAST KITCHEN
- THREE BEDROOMS, FAMILY BATHROOM
- LANDSCAPED GARDENS
- DETACHED GARAGE WITH POTENTIAL FOR VARIOUS USES
- TWO DRIVEWAYS

£245,000





Property Description

INTRO

Shaw's & Co are proud to offer a mature spacious detached residence, with a good sized garage/outbuilding, plenty of parking all of which must be viewed to be fully appreciated. The property is comprising three reception rooms, a kitchen/dining room, three bedrooms & a first floor bathroom. Externally two driveways, landscaped elevated gardens. A brick built detached garage/outbuilding with potential to add to the house or office/hobbies room. UPVC double glazing & gas central heating. Access is easy to all amenities & road links A34/A500 yet with Cheshire/Staffs countryside a short walk away. Viewing imperative without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1PR. From the A34 to Cauldwell traffic lights. Straight over in to Swan Bank and the property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE PORCH

Entered through a front entrance door. Internal door to:

LOUNGE

13' x 12' (3.96m x 3.66m)

Bay window to the front elevation. Feature fireplace with gas fire and marble hearth. Store cupboard in one alcove. Wall lights, coving to the ceiling. Radiator. Door to:

SITTING ROOM

15' 1" x 12' (4.6m x 3.66m)

Window to the side elevation, patio doors to the rear. Feature fireplace with electric fire and marble hearth. Coving to the ceiling, laminate flooring. Stairs to the first floor. Door to:

DINING ROOM

11' 11" x 10' 2" (3.63m x 3.1m)

Window to the front elevation. Open fireplace, tiled hearth which sits an electric fire. Laminate flooring. Radiator.

KITCHEN/DINER

15' 7" x 11' 5" (4.75m x 3.48m)

Extended with a window to the rear elevation. A range of wall and base units, single drainer sink, work surface. Built in oven, hob with extractor over. Space for washing machine and fridge. Wall mounted gas central heating boiler. Tiled splash back. Side access door.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

13' x 13' (3.96m x 3.96m)

Window to the front elevation. Laminate flooring, coving to the ceiling. Radiator.



BEDROOM TWO

11' 10" x 10' 1" (3.61m x 3.07m)

Window to the front elevation. Laminate flooring, loft access. Radiator.



BEDROOM THREE

8' 2" x 5' 4" (2.49m x 1.63m)

Window to the rear elevation. Laminate flooring. Radiator.

BATHROOM

11' 5" x 6' 1" (3.48m x 1.85m)

Window to the rear elevation. Suite comprising: panelled bath with electric shower over, low level W.C, wash hand basin. Half tiled walls. Store cupboard. Radiator.



EXTERNALLY

FRONT

A walled garden with mature hedge. Block paved drive leads to the garage and a gate giving access to the rear garden.

GARAGE

Brick construction with a pitched roof, front and side access doors. A large building with further potential, subject to planning consent.

SEPERATE DRIVEWAY

Block paved. Leading to:

REAR GARDEN

Patio. Raised area laid to lawn.

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: 55D Potential: 83B





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