



Congleton Road
Talke, ST7 1LP

- MATURE DETACHED BUNGALOW
- NO CHAIN, GOOD SIZED PLOT
- FURTHER POTENTIAL
- PORCH, HALL, A BAY WINDOW LOUNGE
- KITCHEN, REAR PORCH, CLOAKS/W.C
- THREE BEDROOMS, BATHROOM
- UPVC D/G & GAS C/HEATING
- EASY ACCESS TO THE A500/A34

£195,000





Property Description

INTRO

A mature detached bungalow with further potential, no chain and within a good sized plot comprising, porch, hall, a bay window lounge, kitchen, rear porch, cloaks/w.c, three bedrooms, a bathroom. Externally a driveway provides parking spaces, a front garden area. A good sized rear garden area landscaped laid to the lawn, further potential and space to extend the bungalow if required. UPVC double glazing, gas central heating. The property is located within easy access to all amenities, road and rail links. Viewing essential to fully appreciate the potential.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1LP. Proceeding from Red Bull traffic light, the property can be found on the left hand side, as identified by for for sale sign.

ENTRANCE PORCH

Door to:





ENTRANCE HALL
Radiator. Doors to:

LOUNGE
12' 6" x 12' 5" (3.81m x 3.78m)
Bay window to the rear elevation. Tiled fireplace. Radiator.

KITCHEN
11' 6" x 8' 4" (3.51m x 2.54m)
Windows to the both the side and rear elevations. A range of wall and base units, single drainer sink. Space for cooker and washing machine. Wall mounted gas central heating boiler. Radiator.



DINING ROOM
12' 7" x 11' 6" (3.84m x 3.51m)
A bay window to the front, radiator.

REAR PORCH
External access door.

BEDROOM ONE
11' 0" x 9' 0" (3.35m x 2.74m)
Window to the rear. Radiator.

BEDROOM TWO
11' x 10' (3.35m x 3.05m)
Window to the rear elevation. Radiator.



BEDROOM THREE
9' x 7' 5" (2.74m x 2.26m)
Window to the side elevation. Radiator.

BATHROOM
Window to the side elevation. Shower cubicle, W.C, wash hand basin. Radiator.

EXTERNALLY

FRONT
Shrub borders and laid to lawn. A driveway narrowing to 7'2 in width adjacent to the bungalow wall, provides off road parking leading to the rear garden.

REAR
A generous sized garden, laid to lawn, further potential within the garden area.

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: 49E Potential: 85B









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 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