



Church Street
Butt Lane, Talke, ST7 1NU

- BEAUTIFULLY PRESENTED
- TERRACED PROPERTY
- NO CHAIN
- LOUNGE/DINING ROOM, KITCHEN
- CLOAKS/W.C
- THREE BEDROOMS, FIRST FLOOR BATHROOM
- REAR GARDEN
- UPVC D/GLAZING & GAS C/HEATING

£115,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented three bedroom terraced house, comprising a spacious though lounge/dining room, rear hall, cloaks/w.c, kitchen to the rear, three bedrooms, a first floor bathroom. Externally a rear yard area, leading to the rear garden which attracts the afternoon sun. UPVC double glazing & gas central heating. The property is located within easy access to all amenities and excellent road links to the A34/A500/M6 viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav for postcode ST71NU, turn off the A34 Congleton Road heading North in to Church Street Butt Lane and the property can be found on the left hand side as identified by our For Sale Sign.



LOUNGE/DINING ROOM

24' 5" x 12' 5" (7.44m x 3.78m)

Two radiators, windows to the front and rear. Carpet and part laminate flooring, staircase to the first floor.

REAR HALL

UPVC Part glazed rear access door to the garden.

CLOAKS/W.C

Low level w.c.

KITCHEN

13' 7" x 6' 2" (4.14m x 1.88m)

Comprising fitted base and wall units, worksurfaces, single drainer sink, built in oven and hob, three windows to the side and small window to the right hand side. Main Eco Elite gas central heating boiler. Radiator, splash back tiling. Tiled floor. Access to a small loft area.



FIRST FLOOR LANDING

Access to the loft.

BEDROOM ONE

12' 4" x 9' 4" (3.76m x 2.84m)

Window to the rear, radiator.

BEDROOM TWO

11' 7" x 9' 7" (3.53m x 2.92m)

Window to the front, radiator.

BEDROOM THREE

11' 6" x 6' 5" (3.51m x 1.96m)

Window to the front, radiator.



FIRST FLOOR SHOWER ROOM

Comprising a paneled bath with an over bath shower, low level w.c, wash hand basin, splash back tiling, radiator, window to the rear.

EXTERNALLY

A paved rear yard, access to:

REAR GARDEN

A good sized, rear garden area attracts the afternoon sun.

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: 58D 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.
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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