

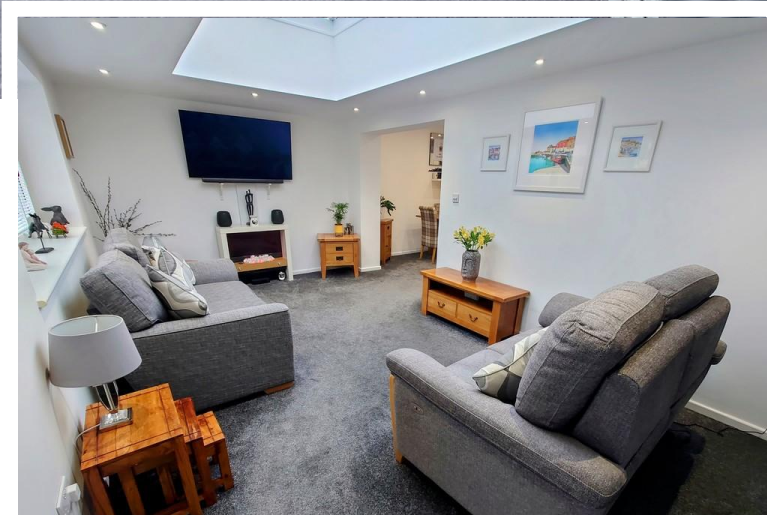


**Walton Way**  
**Talke, ST7 1UZ**

- BEAUTIFULLY PRESENTED
- DETACHED BUNGALOW
- REMODERNISED & REPLANED LAYOUT
- TRULY IMPRESSIVE THROUGHOUT
- WELL APPOINTED KITCHEN INC APPLIANCES
- LANDSCAPED GARDENS
- UPVC D/G & GAS C/HEATING
- POPULAR & CONVENIENT LOCATION

**£259,950**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a stunning well improved, extended & re-modelled layout detached bungalow which must be viewed to be fully appreciated! Comprising entrance hall, a well appointed 18' lounge overlooking the landscaped rear garden, a beautifully appointed updated kitchen with appliances, an updated white shower room. Externally a block paved frontage provides parking spaces, a gravelled garden area, leading to the beautifully landscaped rear garden complete with a modern summer house, ideal for hobbies, interests & working from home etc, UPVC double glazing & gas central heating. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1UZ. Turn off Coal Pit Hill, in to Walton Way, the property can be found on the left hand side, as identified by our for sale sign.



#### ENTRANCE HALL

Entered through a UPVC door. Radiator. Tiled floor. Access to the loft and a store cupboard off. Doors to:

#### BEDROOM ONE

16' 2" x 11' 6" (4.93m x 3.51m)

Window to the front elevation. Radiator. A good sized main bedroom.

#### BEDROOM TWO

12' 3" x 7' 7" (3.73m x 2.31m)

Window to the front elevation. Radiator.



#### SHOWER ROOM

Window to the side elevation. An updated well appointed suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Radiator. Splash back tiling to the walls,

#### DINING ROOM

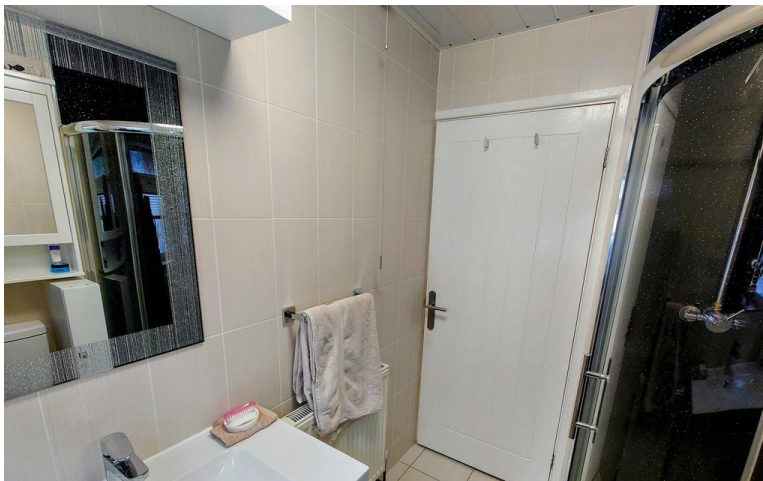
12' 7" x 9' 4" (3.84m x 2.84m)

Open plan layout with a square arch to the lounge. Radiator.

#### LOUNGE

18' x 10' 2" (5.49m x 3.1m)

An extension to the original bungalow which is a spacious room. Roof windows, plus windows to the side and rear elevations. Glazed door leads to the garden. Radiator.



#### KITCHEN

9' 9" x 7' 5" (2.97m x 2.26m)

Comprising a stunning well appointed fitted kitchen with plenty of base and wall units, work surfaces, inset sink, built in integrated appliances, dish washer, air fry & steam oven, micro wave, extractor hood above, concealed washer dryer and dryer space above, pull out larder cupboard. Recessed spot lights to the ceiling.

#### EXTERNALLY

#### FRONT

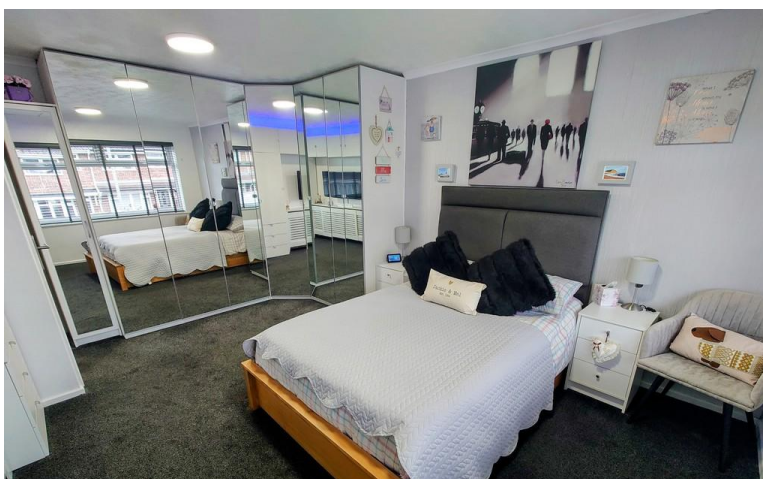
Block paved drive provides off road parking. Access to the side of the property with paving and gravel borders, useful space, leading to;

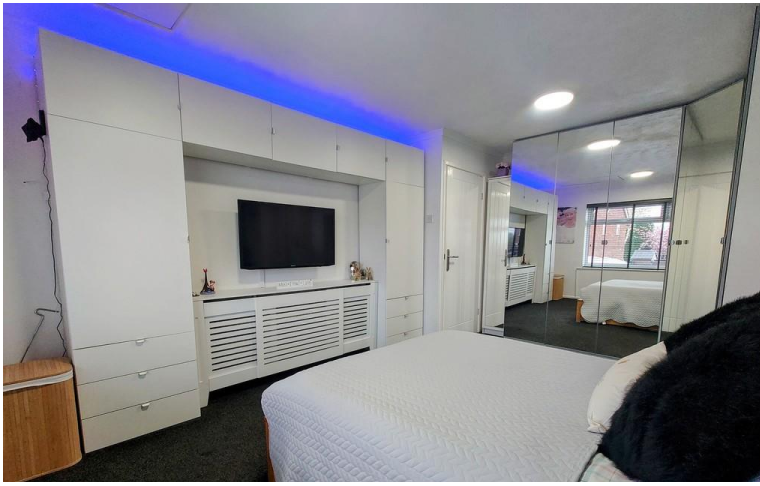
#### REAR GARDEN

Attracting the afternoon sun. A beautifully landscaped rear garden area with gravel shrub borders. Patio areas.

#### SUMMER HOUSE

A modern summer house suitable for a number of uses, hobbies/office, electric light and power.





#### 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 be 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: 66D Potential: 83B







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Kidsgrove  
Stoke-On-Trent  
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ST7 1EA

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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