



**Unity Way**  
**Talke, ST7 1RU**

- BEAUTIFULLY PRESENTED
- END TOWN HOUSE WITH NO CHAIN
- LANDSCAPED GARDENS
- NEW ROOF INSTALLED IN 2021
- HALL, CLOAKS/W.C
- GOOD SIZED LOUNGE/DINING ROOM
- GARAGE TO THE REAR
- THREE BEDROOMS & FAMILY BATHROOM

**£162,500**





## Property Description

### INTRO

A beautifully presented spacious three bedroom end town house ideal for the growing family and with NO CHAIN! Comprising: entrance hall, cloaks/w.c, lounge/dining room, kitchen, three bedrooms, bathroom. Externally landscaped gardens to the front and rear, a driveway leads parking to the front. A beautifully landscaped rear garden attracting the afternoon sun. Garage/outbuilding. UPVC double glazing & gas central heating, a new roof was installed in 2022. Access is easy to all amenities. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1RU proceed off the A34 and the property can be found on the left hand side as identified by our for sale sign.

### ENTRANCE HALL

UPVC entrance door, laminate flooring, radiator, stair case to the first floor.





#### CLOAKS/W/C

Low level W.C, wash hand basin, radiator.

#### LOUNGE/DINER

21' 5" x 12' (6.53m x 3.66m)

Window to the front with a pleasant outlook, french doors to the rear garden. Radiator.

#### KITCHEN

12' x 8' (3.66m x 2.44m)

Comprising an update kitchen with a range of base and wall units, work surfaces, inset single drainer sink. space for cooker and fridge freezer, washing machine. UPVC part glazed rear access door and window to the rear. Walk in pantry/under stairs area with a Worcester gas central heating boiler installed in 2022. Radiator.



#### FIRST FLOOR LANDING

With a store cupboard off.

#### BEDROOM ONE

13' x 10' 9" (3.96m x 3.28m)

Window to the front, radiator.

#### BEDROOM TWO

13' x 9' 2" (3.96m x 2.79m)

Window to the rear, radiator. Wardrobe area.



#### BEDROOM THREE

8' 4" x 6' 9" (2.54m x 2.06m)

Window to front, radiator. Store cupboard off.

#### BATHROOM

Window to rear, radiator. Comprising a panelled bath with a Mira over bath shower, installed in 2022, low level W.C radiator.

#### EXTERNALLY

##### FRONT GARDEN

A landscaped garden with shrub borders, parking space, attached outbuilding to the house.

##### REAR GARDEN

A landscaped rear garden area with a paved patio and gravel shrub borders, attracting the afternoon sun. Access to the side area and garage. A feature garden pond, pump and plants can be purchased separately. A pleasant garden area.



#### GARAGE

19' 9" x 8' (6.02m x 2.44m)

A concrete sectional garage, door to the side and a front



up and over door, 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 A

#### EPC RATING (PDF available online)

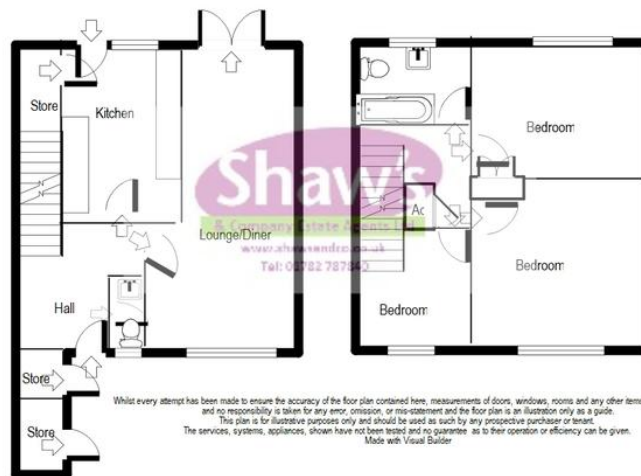
Current: 59D Potential: 85B











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