



Lynn Avenue
Talke, ST7 1PA

- DETACHED RESIDENCE
- REFURBISHED & BEAUTIFULLY PRESENTED
- WELL IMPROVED THROUGHOUT
- UPDATED KITCHEN/DINING ROOM
- FRENCH DOORS TO THE GARDEN
- THREE BEDROOMS, SHOWER ROOM
- UPVC D/G & GAS C/H, GARAGE
- PARKING TO THE FRONTAGE

£230,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale this stunning refurbished & well improved detached house which must be seen to be fully appreciated comprising, entrance hallway with a composite front door, a good sized lounge, an updated well appointed kitchen/dining room with french doors to the rear, so lots of natural light beaming through, two double bedrooms, a single third single bedroom, an updated shower room. Externally pleasant refurbished landscaped garden to the rear, south facing attracting the sunshine. Plenty of parking to the frontage, an attached 23' lean to garage/hobbies room. UPVC double glazing & gas central heating, no chain. Access is easy to all amenities via the A34/A500 yet lots of Countryside close by. Viewing essential without further delay. (draft details subject to approval)



DIRECTIONS

Please follow Sat Nav with postcode ST7 1PA. Turn off Walton Way and turn left in to Lynn Avenue, the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a composite door with glazed panels. Tiled floor. Radiator.

LOUNGE

15' 4" x 11' 3" (4.67m x 3.43m)

Window to the front elevation. Understairs store cupboard houses the central heating boiler. Radiator. Wall lights.

Door to;



KITCHEN

14' 5" x 8' 6" (4.39m x 2.59m)

Window to the rear elevation providing lots of natural light, an updated kitchen comprising: plenty of wall and base units, single drainer sink, work surface. Built in oven, hob with extractor over. Space for washing machine and a tall fridge freezer. French doors to the garden. Radiator.

Tiled floor.

FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:



BEDROOM ONE

14' 1" x 7' 10" (4.29m x 2.39m)

Window to the front elevation with views towards the Cheshire Plain. Radiator.

BEDROOM TWO

10' 6" x 8' 2" (3.2m x 2.49m)

Window to the rear elevation. Radiator.

BEDROOM THREE

9' 10" x 6' 7" (3m x 2.01m)

Window to the front elevation. Over stairs store cupboard with a hot water cylinder. Radiator.



SHOWER ROOM

Window to the rear elevation. A suite comprising: shower cubicle, low level W.C, wash hand basin. Heated towel radiator.

EXTERNALLY

FRONT

A recently laid drive provides ample off road parking spaces, enclosed to side and the front.



REAR GARDEN

Enclosed and attracting the afternoon sun is a beautiful landscaped garden. Decking area, patio and flat laid to lawn garden. Views towards the Cheshire Plain.

ATTACHED LEAN TO GARAGE

23' x 7' 6" (7.01m x 2.29m)

Electric roll up front door, rubberised roof. UPVC rear access door with glazed panels.

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

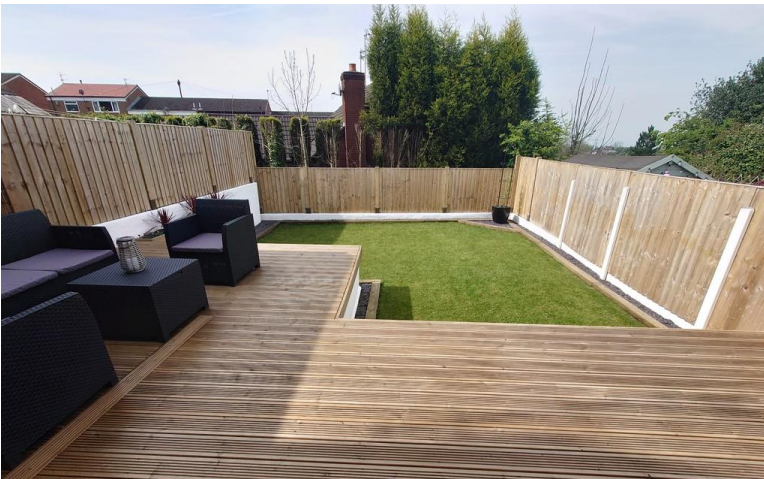
Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:







While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, rooms and any other items are approximate and the responsibility cannot be accepted for any errors, omissions or misstatements in the floor plan. The floor plan is for information only and is not intended to be used for any other purpose. The services, systems, appliances, fixtures and fittings are shown as they are at the time of the photograph and may be subject to change without notice.





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 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

43 Liverpool Road
 Kidsgrove
 Stoke-On-Trent
 Staffordshire
 ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782787840

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