



Banbury Street
Talke, ST7 1JG

- A SEMI DETACHED HOUSE
- WELL PRESENTED
- NO CHAIN
- SPACIOUS LOUNGE/DINING ROOM
- REAR GARDEN AREA
- TWO DOUBLE BEDROOMS, FIRST FLOOR BATHROOM
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

£117,500





Property Description

INTRO

Shaw's & Co are delighted to offer an ideal first time buy and/or investment property with no chain, comprising, entrance area, spacious lounge/dining room and kitchen, two double bedrooms, a first floor bathroom. A pleasant rear garden area with a patio. UPVC double glazing & gas central heating. The property is located within easy access to all amenities, excellent road & rail links. The A34 and A500 are close by leading to larger towns etc as well as the local countryside & canal cycle pathways. Viewing essential without further delay. (draft details subject to approval)

ENTRANCE AREA

upvc external front external door, internal door to;

LOUNGE/DINING ROOM

24' 4" x 12' 7" (7.42m x 3.84m)

Windows to the front and rear, a spacious room, understairs store area. Door to the stair case to the first floor. Gas and electric meters.



KITCHEN

17' 3" x 6' 1" (5.26m x 1.85m)

A good sized kitchen with fitted base and wall units, spaces for appliances, windows to the rear and side. Gas boiler. Radiator, UPVC external access door.

FIRST FLOOR LANDING

BEDROOM ONE

11' 10" x 10' (3.61m x 3.05m)

Window to the front, radiator.

BEDROOM TWO

12 X 9'7

Window to the rear, radiator. Over stairs store area.

BATHROOM

8' 9" x 6' 5" (2.67m x 1.96m)

Comprising a panelled bath, low level W.C, wash hand basin, access to the loft. A Flying Freehold over the covered entry.

REAR GARDEN

A paved patio area leading to the garden area, attracting 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 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: Potential:



43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
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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