



**Unity Way**  
Talke, ST7 1RU

- SEMI DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED
- WELL IMPROVED THROUGHOUT
- HALL, UPDATED FITTED KITCHEN
- SPACIOUS LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS, SHOWER ROOM
- ATTACHED CONSERVATORY
- EASY ACCESS TO THE A500/A34

**£185,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented semi detached bungalow which must be viewed to be appreciated, comprising entrance hallway, a spacious lounge/dining room, an updated kitchen, two double bedrooms, a shower room, attached conservatory. Externally a block paved driveway and frontage and side. A garage. A stunning landscaped rear garden laid to lawn with shrub borders with a great degree of privacy. UPVC double glazing & updated gas central heating, a useful boarded out loft. The property is located within easy access to all amenities road and rail links yet within easy access to lots of countryside, Birchenwood & Bathpool & canal cycle paths. Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1RU. Turn off the A34 in to Unity Way and the property can be found on the right hand side, as identified by our for sale sign.





#### HALLWAY

Entered through a UPVC door. UPVC entrance door with glazed panels. Radiator.

#### KITCHEN

9' 8" x 8' 11" (2.95m x 2.72m)

Window to the front elevation. An updated kitchen comprising a range of wall and base units, single drainer sink, work surface. Stainless steel splash back. Space for cooker and washing machine. Radiator.

#### LOUNGE

17' 11" x 10' 5" (5.46m x 3.18m)

Bow window to the front elevation. Electric fire with surround. Radiator.



#### BEDROOM ONE

12' 4" x 10' 4" (3.76m x 3.15m)

Window to the rear elevation. Radiator.

#### BEDROOM TWO

9' 6" x 8' 11" (2.9m x 2.72m)

Window to the rear elevation. Radiator. Patio doors to:

#### CONSERVATORY

#### SHOWER ROOM

7' x 5' 9" (2.13m x 1.75m)

Window to the side elevation. Suite comprising: shower cubicle, low level W.C, wash hand basin. Fully tiled walls. Chrome towel rail.



#### EXTERNALLY

#### FRONT

Block paved drive provides ample off road parking. Shrub border.

#### GARAGE

17' 7" x 8' (5.36m x 2.44m)

Concrete sectional construction. Up and over door.

#### REAR

A great degree of privacy and set behind a fence boundary is a stunning landscaped garden. Laid to lawn with mature shrub borders. Cold water tap. A paved patio area and pathway/driveway to the front.



#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS



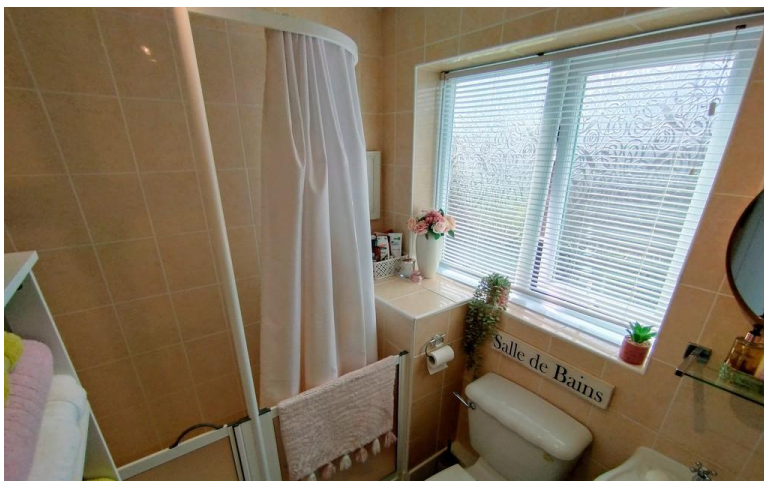
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard 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 .



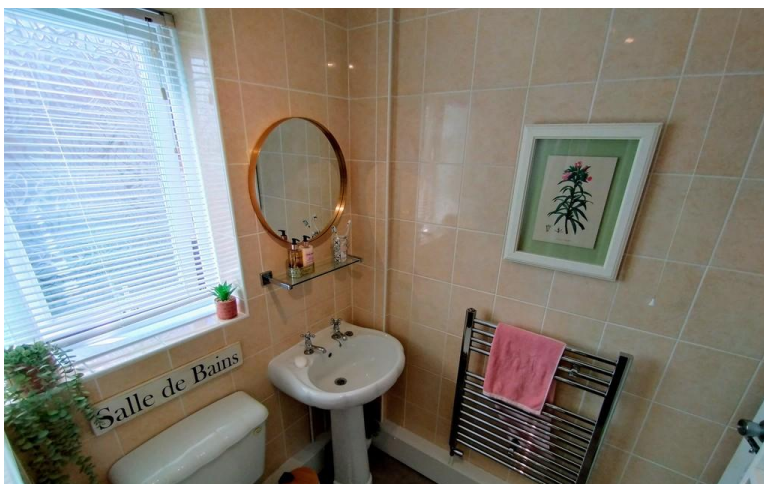
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: Potential:





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
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