



**Rectory View**  
Talke Pits, ST7 1SX

- A DETACHED BUNGALOW
- WITHIN A GOOD SIZED PLOT
- SPACIOUS RESIDENCE
- HALL, A BAY WINDOW LOUNGE
- KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS, BATHROOM
- UPVC D/G, GAS C/H
- DETACHED BRICK GARAGE

**£248,500**





## Property Description

### INTRO

Located within a mature detached bungalow within a good sized landscaped garden plot, comprising, entrance hallway, a bay window lounge, kitchen/dining room, two double bedrooms, a bathroom with over shower. An attached conservatory over looking the garden and patio. A landscaped front garden with a pleasant outlook and a long driveway. A detached brick garage with a pitched roof. A rear garden area laid to lawn. UPVC double glazing & gas central heating. The property is within easy access to all amenities with road and rail links close by. Viewing essential appreciate the property. (draft details subject approval)

### DIRECTIONS

Please follow Sat Nav for post code ST7 1SX follow the road round from Chester Road and enter Rectory View, the property can be found on the left hand side as identified by our for sale sign.

### ENTRANCE PORCH





Entered through a UPVC door.

**ENTRANCE HALL**

A spacious hallway with access to the loft. Radiator.

**LOUNGE**

14' 11" x 12' 5" (4.55m x 3.78m)

Bay window to the front elevation, window to the side. feature fireplace. Radiator.

**KITCHEN/DINING ROOM**

15' 3" x 12' 5" (4.65m x 3.78m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built in double oven, hob with extractor over. Tiled floor. Rear access door.



**BEDROOM ONE**

12' 3" x 11' 8" (3.73m x 3.56m)

Bay window to the front elevation. Radiator.

**BEDROOM TWO**

10' 8" x 9' 10" (3.25m x 3m)

French doors to the rear. Radiator.

**CONSERVATORY**

Dwarf wall construction with UPVC doors and windows. Under floor heating. Tiled floor.



**BATHROOM**

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Tiled walls. Radiator.

**EXTERNALY**

A good sized landscaped front garden area with lawn and shrub borders, a long driveway provides parking spaces. Timber gates to a further driveway to the garage.

**GARAGE**

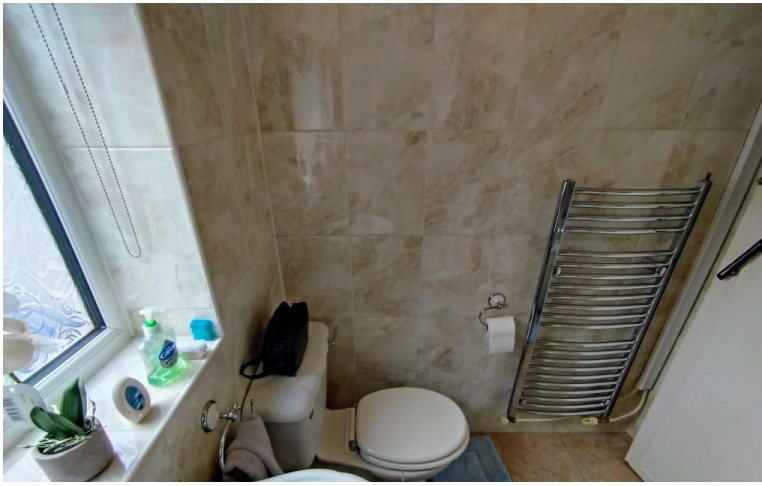
15' x 10' 3" (4.57m x 3.12m)

A detached brick garage, electronic roll up front door, UPVC side access door and window, electric light and power. Pitched roof.

**REAR GARDEN**

A landscaped garden area with a good sized patio area and steps to the lawn garden with railings, laid to lawn, feature stone walls. Store area behind the garage and to the side of the bungalow.





#### 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)

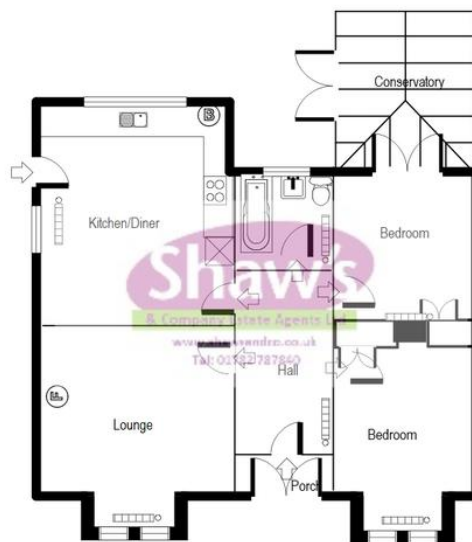
Current: 54E Potential: 70C







While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of square, meters, volume and any other items are approximate and no responsibility is taken for any error, omission or misstatement and the floor plan is an illustration only and is a guide.  
This plan is for illustrative purposes only and should be used in such by any prospective purchaser or tenant.  
The services, systems, appliances, shown here are not guaranteed and no guarantee as to their operation or efficiency can be given.  
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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.  
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