

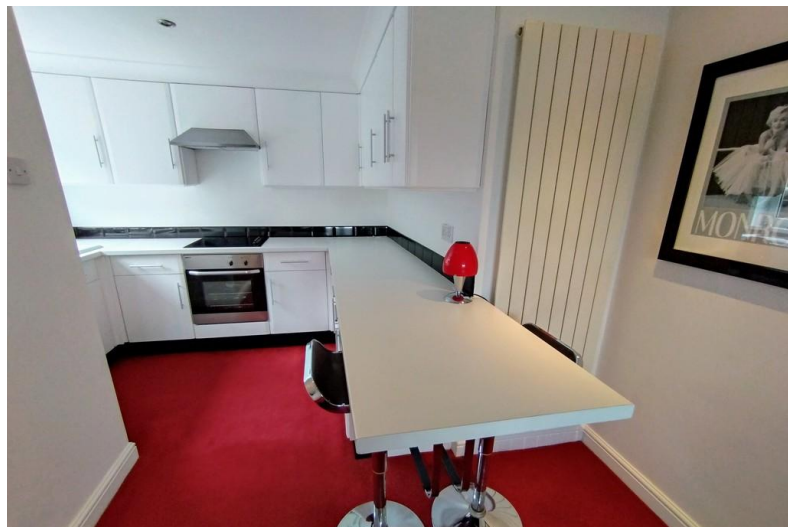


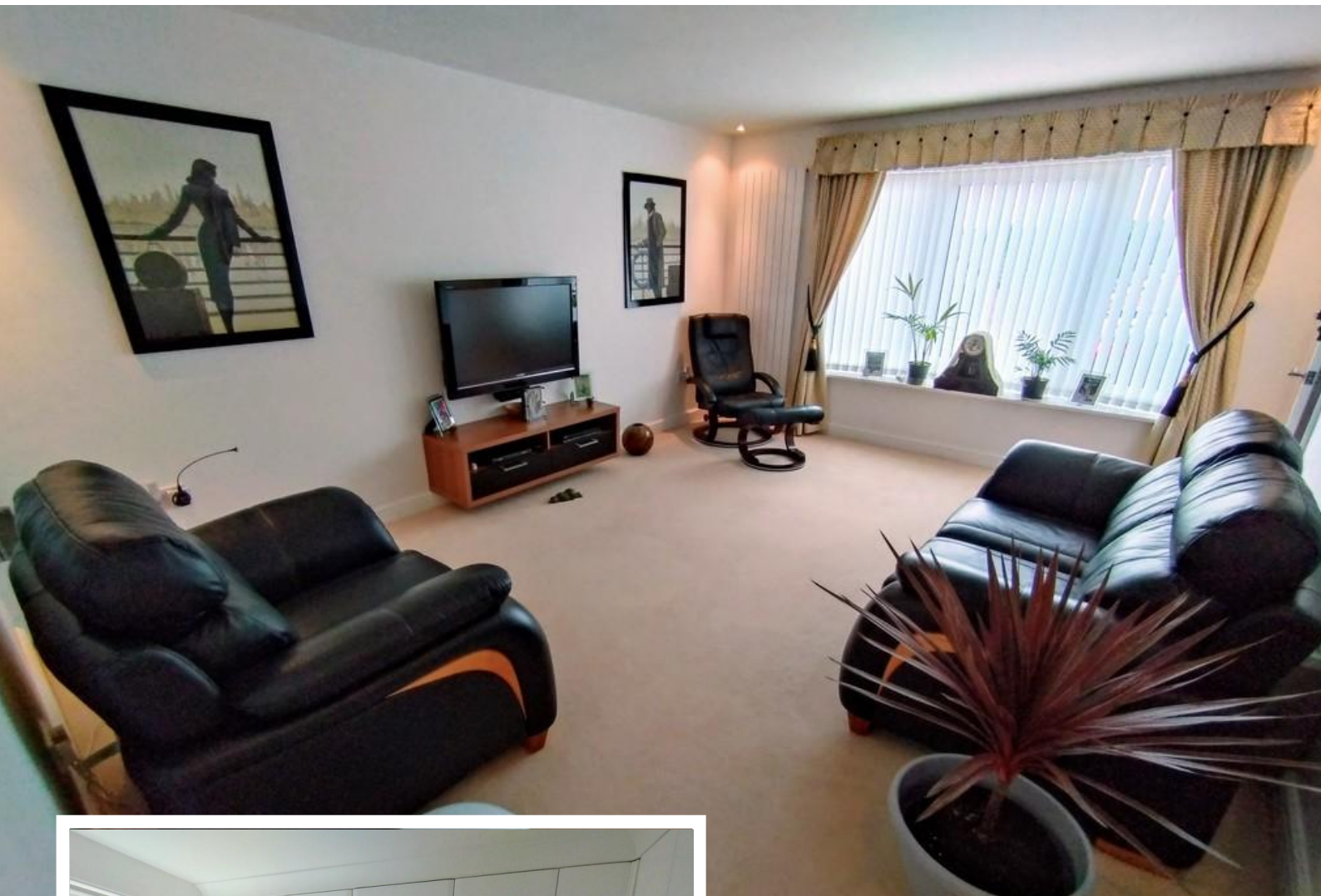
**Woodlands Avenue**  
Talke, ST7 1LE

- BEAUTIFULLY PRESENTED
- DETACHED RESIDENCE
- HALL, GOOD SIZED LOUNGE
- UPDATED KITCHEN/DINING ROOM

- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- GARDENS TO THE FRONT & REAR
- ATTACHED GARAGE

**£225,000**





## Property Description

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1LE. The property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE HALL

UPVC entrance door, bow window to the front elevation. Cloaks/cupboard. Arch to:

### KITCHEN/DINER

19' 10" x 9' 5max" (6.05m x 2.87m)  
With a window to the side elevation. An updated white kitchen comprises a range of fitted base and wall units, built in oven and hob. Breakfast bar area. defined dining area. Vertical radiator.

### LOUNGE

15' 10" x 12' 4" (4.83m x 3.76m)  
Bow window to the front elevation, giving excellent views to Mow Cop. Recessed spotlights to the ceiling. Two vertical radiators.





#### INNER HALL

Cupboard housing the Halstead gas central heating boiler. Vertical radiator. A good sized inner hallway with potential for a study desk etc.

#### BEDROOM ONE

16' x 11' 3" (4.88m x 3.43m)

Window to the rear elevation. Fitted wardrobes, two vertical radiators. A great sized double bedroom.

#### BEDROOM TWO

13' 11" x 9' 1" (4.24m x 2.77m)

Window to the rear elevation, Radiator.



#### BATHROOM

Comprising enclosed shower cubicle, low level w.c, wash hand basin corner bath. Window to the side elevation.

#### EXTERNALLY

#### FRONT GARDEN

Landscaped garden with gravel borders and block paving driveway.

#### ATTACHED GARAGE

17' 6" x 7' 8" (5.33m x 2.34m)

Up and over door. Rear access door to the garden and a door to the kitchen.



#### REAR GARDEN

Attracting the afternoon sun, A low maintenance lovely garden area, gravel borders and patio area. A pathway leads to the front 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 .

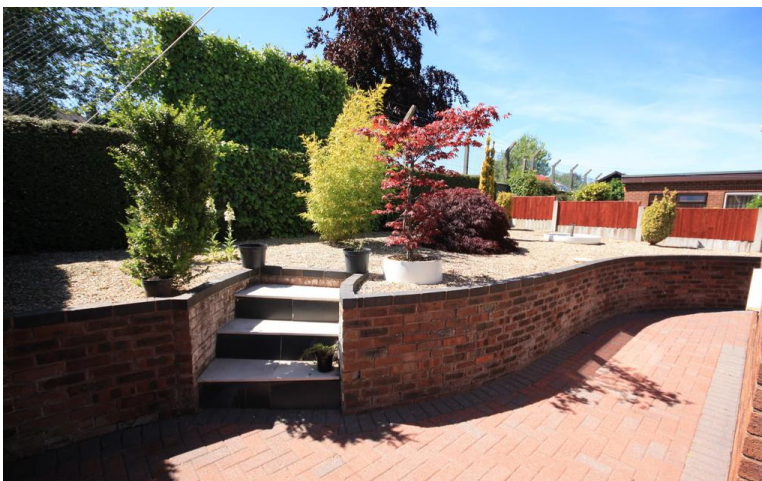
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 59D Potential: 78C





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Kidsgrove  
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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 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