



**Audley Road**  
**Talke Pits, ST7 1UG**

- A COUNTRYSIDE COTTAGE
- TWO BEDROOMS
- BEAUTIFULLY PRESENTED
- OPEN VIEWS TO THE FRONT
- SEMI RURAL LOCATION
- TWO RECEPTION ROOMS
- EASY ACCESS TO THE A34/A500
- DRIVEWAY FOR PARKING

**£125,000**







## Property Description

### INTRO

**LOCATION, LOCATION!** A beautifully presented quaint two bedroom cottage within the semi rural location along Audley Road, featuring lovely open views to the front! Comprising lounge, dining room, a well presented kitchen with built in oven and ceramic sink, two double bedrooms, and a first floor updated bathroom. Externally potential parking to the front, and a paved patio garden to the rear. UPVC double glazing & gas central heating. The property is located within a popular countryside location but within easy access to daily facilities and road links to the A500/ A34/ M6. Viewing essential without delay!

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1UG from Swan Bank proceed along the country lane Audley Road and the property can be found on the left hand side as identified by our For Sale Sign.

### ACCOMMODATION





#### ENTRANCE PORCH

A UPVC front entrance door with windows to the front and side. Tiled flooring.

#### DINING ROOM

10' 11" x 10' 9" (3.33m x 3.28m)

UPVC front entrance door and window to the front overlooking fields to the front. Radiator. Adam style fireplace with tiled back and hearth with inset gas fire. Cupboard housing gas/electric meters.

#### LOUNGE

11' 11" x 10' 11" (3.63m x 3.33m)

Window to the rear, radiator. Useful understairs storage cupboard. Feature Antique Style cast iron fireplace.



#### KITCHEN

8' 11" x 5' 11" (2.72m x 1.8m)

A pleasant fitted kitchen suite comprising a range of base units with solid work tops over, wall units, ceramic sink and drainer with mixer tap. Oven/grill and gas hob, with extractor over. Wall mounted Baxi Duo Tec gas central heating combi boiler. Radiator. Tiled flooring, part tiled walls. Newly fitted UPVC rear access door.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

11' 10" x 11' (3.61m x 3.35m)

Window to the front with stunning views over adjacent countryside. Radiator.

#### BEDROOM TWO

11' 11" x 11' (3.63m x 3.35m)

Window to the rear, radiator. Useful overstairs store cupboard. Door leads to:

#### BATHROOM

8' 11" x 5' 11" (2.72m x 1.8m)

An updated white suite comprising panelled bath, separate enclosed shower cubicle with mains pressured shower and newly fitted panelling, low level W.C and wash hand basin. Tiled walls and luxury vinyl flooring. Newly fitted chrome towel radiator. Frosted window to rear.

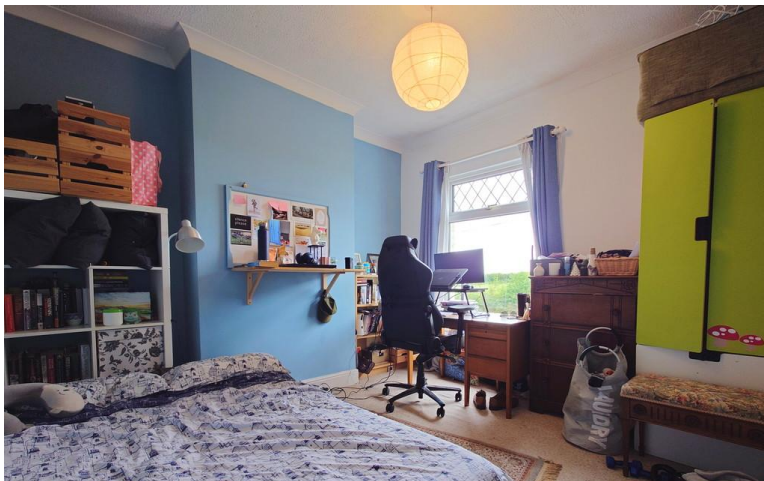
#### EXTERNALLY

#### FRONTAGE

To the front of the property there is a paved area providing potential off road parking. Overlooking countryside fields to the front.







#### REAR GARDEN

To the rear of the garden there is a paved yard area with brick wall borders and gated rear access. Beyond the property, to the rear, is a footpath to nearby countryside walks (as pictured).

#### VIEWING ARRANGEMENTS

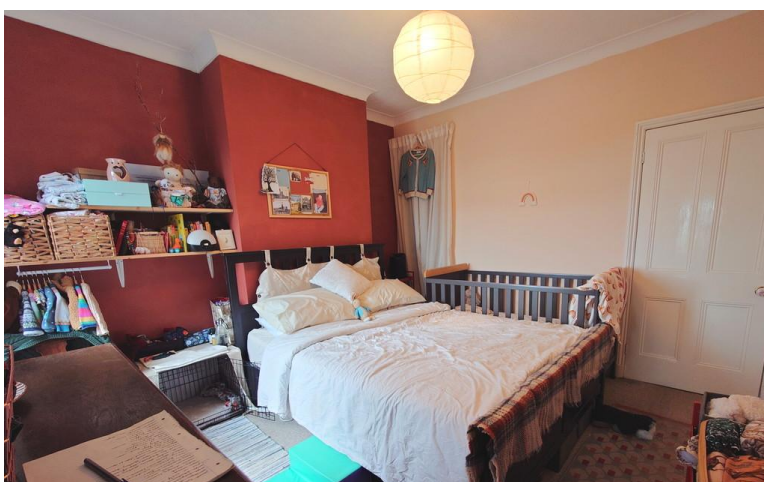
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### 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 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 .

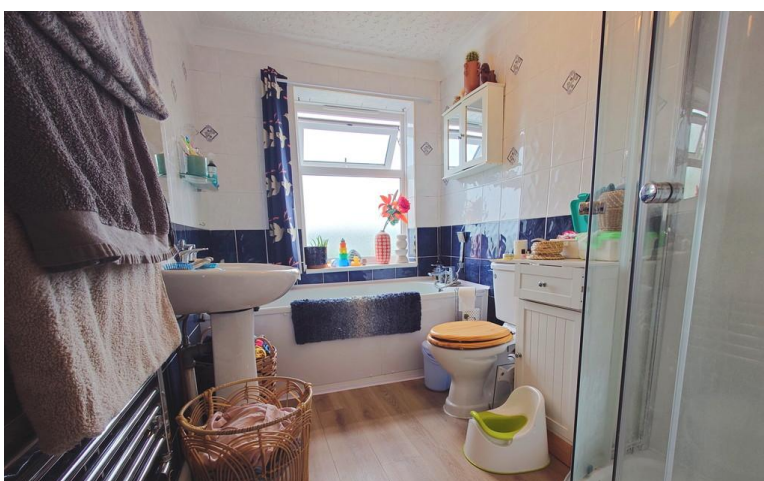
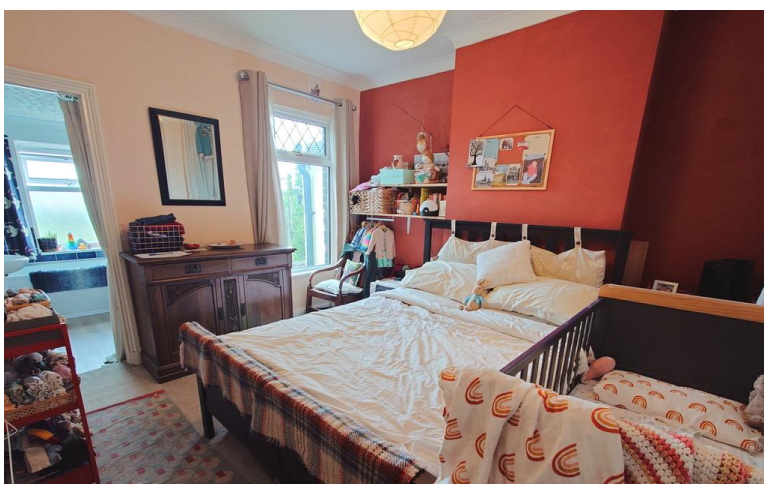
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 65D Potential: 87B













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.  
 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

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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