

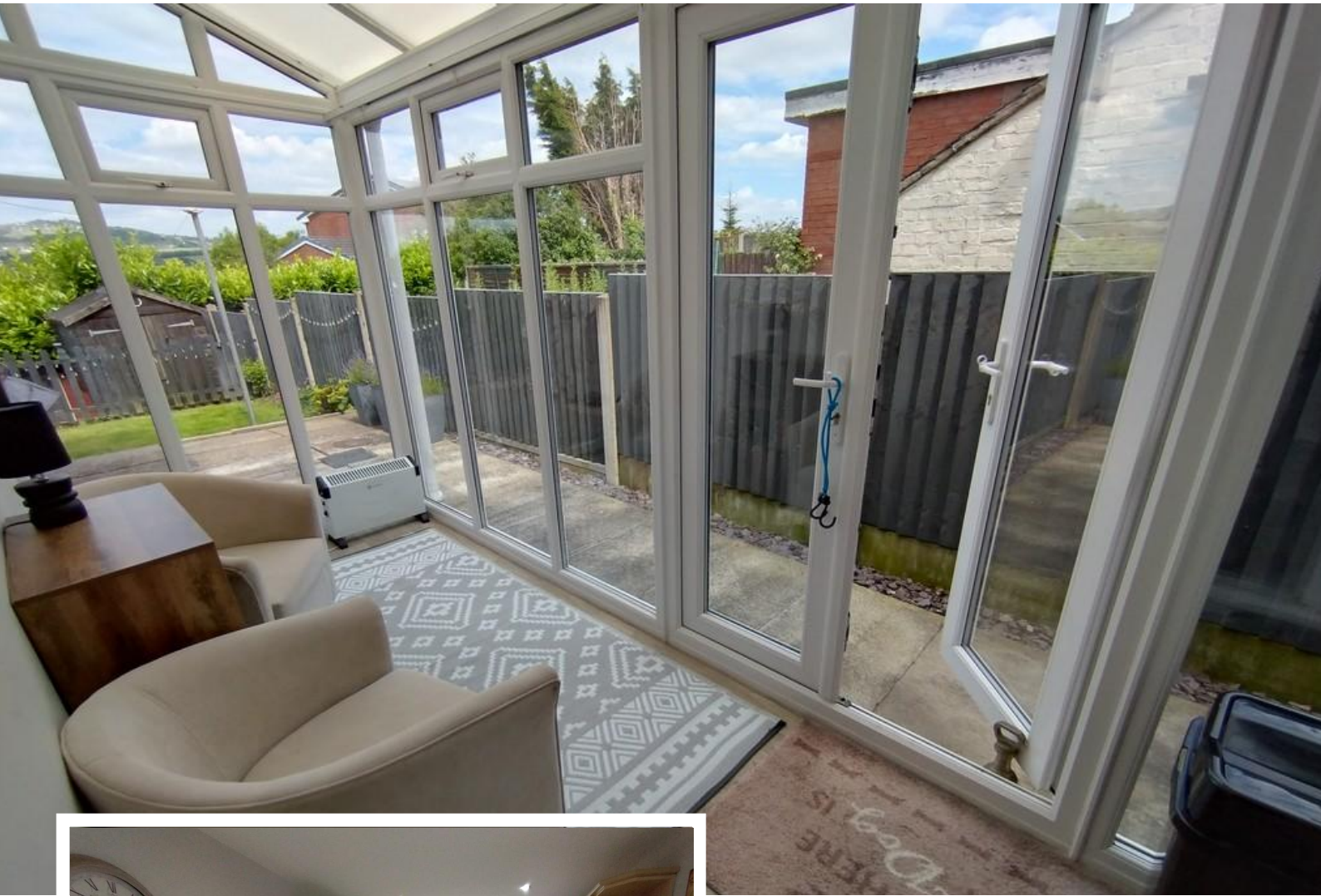


Chapel Street
Talke, ST7 1NN

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- GOOD SIZED ACCOMODATION
- APPROX 93 SQM -C RATED EPC
- HALL, DINING ROOM, LOUNGE
- BREAKFAST KITCHEN, CONSERVATORY
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

£185,000





Property Description

INTRO

A stunningly presented very spacious semi detached residence which must be viewed to be fully appreciated comprising, hallway, cloaks/w.c, dining room, good sized lounge, breakfast kitchen, attached side conservatory, three good sized bedrooms, a family bathroom. Externally a forecourt to the front, a paved patio area leading to a lovely landscaped rear garden which attracts afternoon sun, an elevated garden with a view in the distance to Mow Cop. UPVC double glazing & gas central heating. The property is located within easy access to lots of amenities & excellent road links to the A35/A500 & Rail links at Kidsgrove. No chain. Viewing internally essential without delay! (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1NN. On entering Chapel Street the property can be found on the right hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a UPVC door with a window to the side. Stairs to the first floor. Laminate flooring.

CLOAKROOM

Window to the front elevation. Low level W.C, wash hand basin with vanity cabinet. Tiled walls.

DINING ROOM

9'5 x 9'2

Window to the front elevation. Understairs store. Radiator.



LOUNGE

14' x 13' (4.27m x 3.96m)

Arch leading to the kitchen, radiator. French doors to:

CONSERVATORY

13' 7" x 5' 2" (4.14m x 1.57m)

UPVC double glazed with great views to Mow Cop.

KITCHEN/BREAKFAST ROOM

15' 9" x 8' 2" (4.8m x 2.49m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built in dishwasher, freezer, oven, hob with extractor over. Defined dinign area. Laminate flooring. Door to the conservatory.



FIRST FLOOR LANDING

Access to the loft. Radiator. Doors to:

BEDROOM ONE

15' 9" x 8' 2" (4.8m x 2.49m)

Windows to the rear elevation with views to Mow Cop. Radiator.

BEDROOM TWO

14' x 9' 5" (4.27m x 2.87m)

Window to the front elevation. Radiator.

BEDROOM THREE

10' x 10' 8" (3.05m x 3.25m)

Window to the rear elevation. Radiator.



BATHROOM

Window to the side elevation. Suite comprising: Panelled bath, low level W.C, wash hand basin. Shower screen splash back to the walls. Chrome towel radiator.

EXTERNALLY

FRONT

Forecourt with a paved path. Gate lead to:



REAR

Landscaped garden laid to lawn with shrub borders. A pathway leads to the rear drive.

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



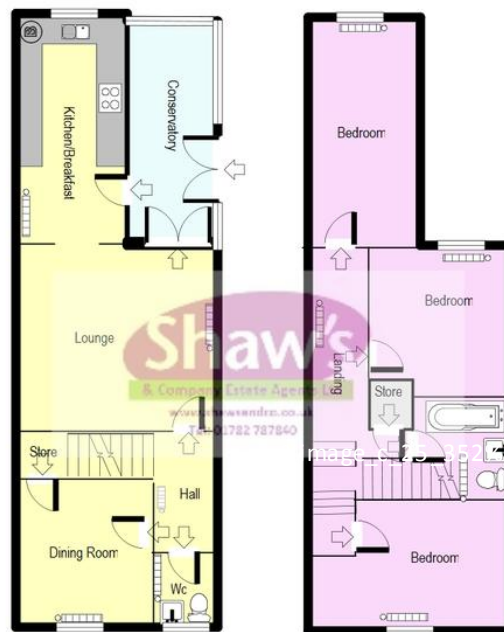
EPC RATING (PDF available online)

Current: Potential:





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 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