



**Woodshutts Street**  
Talke, ST7 1LB

- A VERY SPACIOUS TERRACED
- NO CHAIN, LARGE GARDEN TO REAR
- GREAT SIZED ROOMS
- LOUNGE/DINING ROOM, KITCHEN
- CONVENIENT LOCATION
- THREE BEDROOMS, BATHROOM
- LOFT AREA
- INTEGRAL GARAGE/HOBBIES AREA

**£162,950**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale with NO CHAIN - A beautifully presented & improved large terraced house with a very large rear garden area providing lots of outside space, which must be seen to be appreciated. The house comprises, a spacious 27' lounge/dining room, kitchen, three bedrooms, dressing area and fitted wardrobes to 2 bedrooms. A first floor family bathroom. A useful loft area approx 20; wide with velux windows. An integral garage area with potential to convert in to accommodation subject to regs etc. UPVC double glazing & gas central heating. An extensive paved patio area leading to the rear garden area. The property is within easy access to all amenities. Viewing imperative.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1LD. Turning off the A34 in to Woodshutts Street, the property can be found on the right hand side, as identified by our for sale sign.





#### LOUNGE/DINER

27' 6" x 11' 8" (8.38m x 3.56m)

Window to both the front and rear elevations. Generous sized room, staircase to the first floor. Recessed spotlights to the ceiling. Two radiators.

#### KITCHEN

9' 3" x 6' 5" (2.82m x 1.96m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built in double oven, hob with extractor over. Laminated flooring. Vertical radiator. French UPVC external access doors opening on to the patio area.



#### FIRST FLOOR LANDING

Access to the loft. Doors to:

#### LOFT SPACE

20' x 10' (6.1m x 3.05m)

Generous, useful area for storage. Velux windows provide natural light.

#### BEDROOM ONE

12' 2" x 11' 7" (3.71m x 3.53m)

Window to the rear elevation with views over the garden. Built in wardrobes. Radiator.



#### BEDROOM TWO

11' 8" x 11' 8" (3.56m x 3.56m)

Window to the front elevation. Purpose built over stairs store. Radiator.

#### BEDROOM THREE

11' x 7' 7 plus dressing area" (3.35m x 2.31m)

Window to the front elevation. Radiator.

#### BATHROOM

12' 10" x 7' 5" (3.91m x 2.26m)

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin and bidet. Built in storage cabinets. Splash back tiling. Radiator.



#### EXTERNALLY

#### REAR

A large L shaped garden ideal for families. A generous paved patio with steps leading to a lawn.



#### INTEGRAL GARAGE

28' 2" x 7' 7" (8.59m x 2.31 m)

With approximately 10 feet of head height. Front entrance doors and rear access door. Electric light and power. A very useful space for hobbies etc. Potential to create extra living space, subject to consent and building regulations.

#### 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 TBC

#### EPC RATING (PDF available online)

Current: 57D Potential: 77C













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