



Lynn Avenue
Talke, ST7 1PA

- A SEMI DETACHED BUNGALOW
- NO CHAIN
- TWO BEDROOMS
- BEAUTIFULLY PRESENTED
- LOVELY GARDEN & OUTLOOK TO THE REAR
- DRIVEWAY & DETACHED GARAGE
- UPDATED KITCHEN & SHOWER ROOM
- CASH BUYERS ONLY DUE TO SPRAY FOAM INSULATION

£185,000





Property Description

INTRO

New on the market with NO CHAIN - A beautifully updated spacious bungalow and set on a lovely plot with views to the rear! Comprising L shaped hall, updated kitchen, lounge, updated shower room and two bedrooms. Externally there is a front garden, driveway and detached garage, and a lovely landscaped rear garden with views towards Mow Cop, Jodrell Bank and beyond. UPVC double glazing and gas central heating. A popular and quiet estate, whilst being close to road links and amenities. Marketed for cash buyers only due to spray foam insulation in the loft.

DIRECTIONS

Please use postcode ST7 1PA for Sat Nav/Google Maps. From Coalpit Hill, turn right into Walton Way, and left into Lynn Avenue, where the property can be found on the right hand side as identified by our For Sale sign.

ACCOMMODATION



ENTRANCE HALL

An L-shaped hall with composite front entrance door. Thermostat for the heating. Cupboard housing hot water immersion cylinder. Radiator. Access to the loft. The loft currently has spray foam insulation (All paperwork included) which is why we are marketing for cash buyers at this time.

KITCHEN

12' 0" x 7' 6" (3.66m x 2.29m)

Comprising a nicely updated fitted kitchen, with base and wall cupboard units and worksurface above. Single drainer sink unit. Splash back tiling to walls and panelled ceiling. Window to the front, radiator. Space for a fridge and freezer. Electric oven/grill with gas hob and extractor above. Laminate flooring. Glowworm Ultimate condenser boiler head unit. Electrical consumer unit.



LOUNGE

16' 7" x 11' 5" (5.05m x 3.48m)

A spacious reception room with window to the front and radiator. Styled coving to the ceiling, and ceiling rose with light fitting.

BEDROOM ONE

11' 7" x 9' 5" (3.53m x 2.87m)

Window to the rear, radiator.



BEDROOM TWO

9' 8" x 7' 4" (2.95m x 2.24m)

Sliding doors to the rear, radiator.

SHOWER ROOM

6' 5" x 5' 5" (1.96m x 1.65m)

An updated shower room, with an enclosed shower cubicle and electric Mira shower. Low level W.C and wash hand basin. Newly fitted panelling to the walls and ceiling. New towel radiator. Laminate flooring. Frosted window to the side.



EXTERNALLY

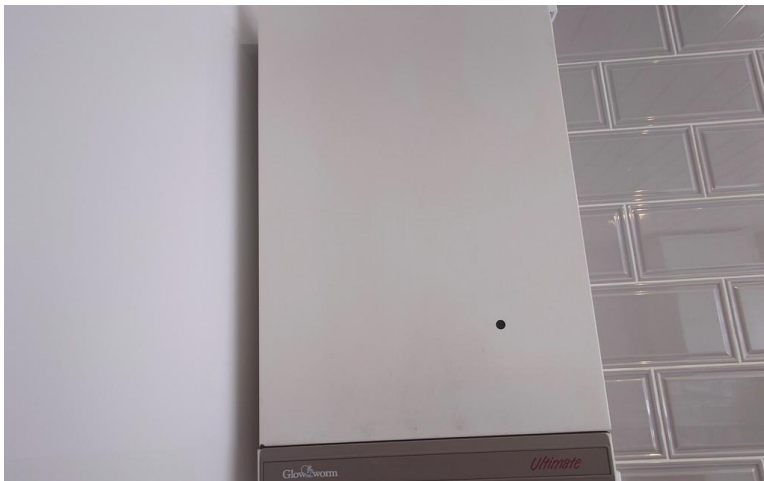
FRONT GARDEN

A landscaped low maintenance garden to the front, enclosed with wall. A driveway provides parking for multiple vehicles, and leads to:

GARAGE/WORKSHOP

20' 6" x 8' 1" (6.25m x 2.46m)

A concrete sectional garage with Barn style front door. UPVC windows to the side and rear, and a timber side door to the rear garden. Power and lighting.



REAR GARDEN

A beautifully presented and good size rear garden being paved patio, and leading down to a laid to lawn garden, with a lovely private, but open outlook with stunning views behind. Two decking areas, and a gravelled slate sections. Enclosed by fencing.

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 B

EPC RATING (PDF available online)

Current: Potential:





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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