



Bambury Drive
Talke, ST7 1GL

- A DETACHED RESIDENCE
- WITHIN A POPULAR LOCATION
- approx 6 YEARS OLD
- SPACIOUS THROUGHOUT
- HALL, CLOAKS/W.C, BREAKFAST KITCHEN
- LOUNGE & DINING ROOM
- THREE BEDROOMS & BATHROOM, ENSUITE
- UPVC D/GLAZING & GAS C/HEATING

Offers Over
£245,000





Property Description

INTRO

A detached house offering a brilliant opportunity to acquire a detached house built in approx 2017 by Taylor Wimpey, comprising; Entrance hall, cloaks/w.c, lounge with french doors to the rear, dining room, integral garage, three good sized bedrooms, ensuite and a family bathroom. Externally landscaped gardens to the front and rear and a double width driveway. UPVC double glazing & combi gas central heating. A - B RATED EPC. The property is within easy access to all amenities and rail/road links to all areas. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav for Post code ST7 1GL, turn off the A34 and in to the road, the property can be found on the left hand side as identified by our For Sale Sign.

ENTRANCE HALL

Double glazed door to the front elevation, grey wooden flooring, radiator. Door to the left giving access to the garage. Door to;





KITCHEN

10' 0" x 8' 4" (3.05m x 2.54m)

Double glazed window to front elevation. A range of matching wall and base units, sink and drainer, built in appliances, double oven hob & extractor. Recessed spotlights to the ceiling, splash back tiling, plumbing for washing machine, space for dishwasher, grey wooden flooring, double radiator.

LOUNGE

14' 0" x 10' 4" (4.27m x 3.15m)

Double glazed French doors to rear elevation, radiator.



DINING ROOM

9' 9" x 9' 9" (2.97m x 2.97m)

Double glazed window to rear elevation, grey wooden flooring, radiator. A useful dining room or down stairs bedroom.

CLOAKS/W.C

Low level w.c, pedestal wash hand basin, grey wooden flooring, radiator.

FIRST FLOOR LANDING

Window to the side, store cupboard.



MASTER BEDROOM

14' 3" x 10' 3" (4.34m x 3.12m)

Double glazed window to front elevation, radiator.

ENSUITE

Double glazed window to the front elevation. Free standing shower, low level w.c, pedestal wash hand basin, grey wooden flooring, radiator.

BEDROOM TWO

8' 10" x 12' 5" (2.69m x 3.78m)

Double glazed window to rear elevation, radiator

BEDROOM THREE

9' 8" x 8' 0" (2.95m x 2.44m)

Double glazed window to the rear elevation, radiator.



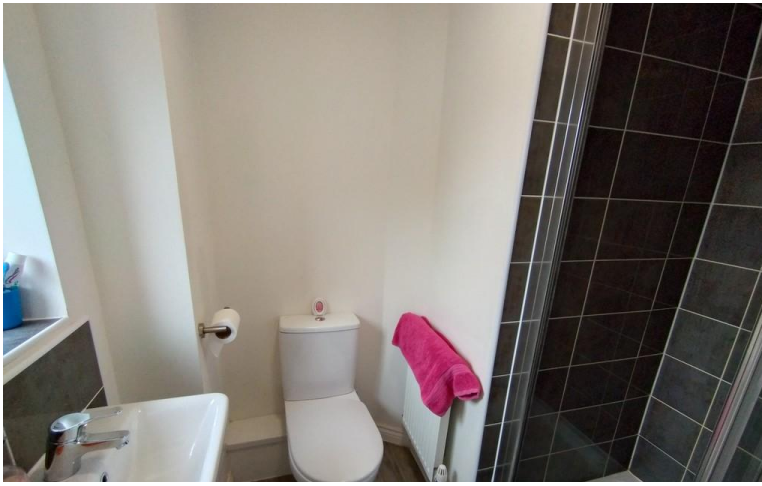
BATHROOM

Double glazed window to the front elevation, panel bath, low level w.c pedestal wash hand basin, grey wooden flooring, double radiator.

INTEGRAL GARAGE

14' 07" x 08 approx' 0" (4.44m x 2.44m)

Pull up and over door to front elevation, electric light and power, wall mounted gas central heating boiler.



EXTERNALLY

FRONT GARDEN

A double width tarmac driveway, a garden laid to lawn. Access to the side of the house.

REAR GARDEN

An enclosed landscaped rear garden with a paved patio/pathway and astro turf garden, fence surrounding the garden which attracts the afternoon sun.

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

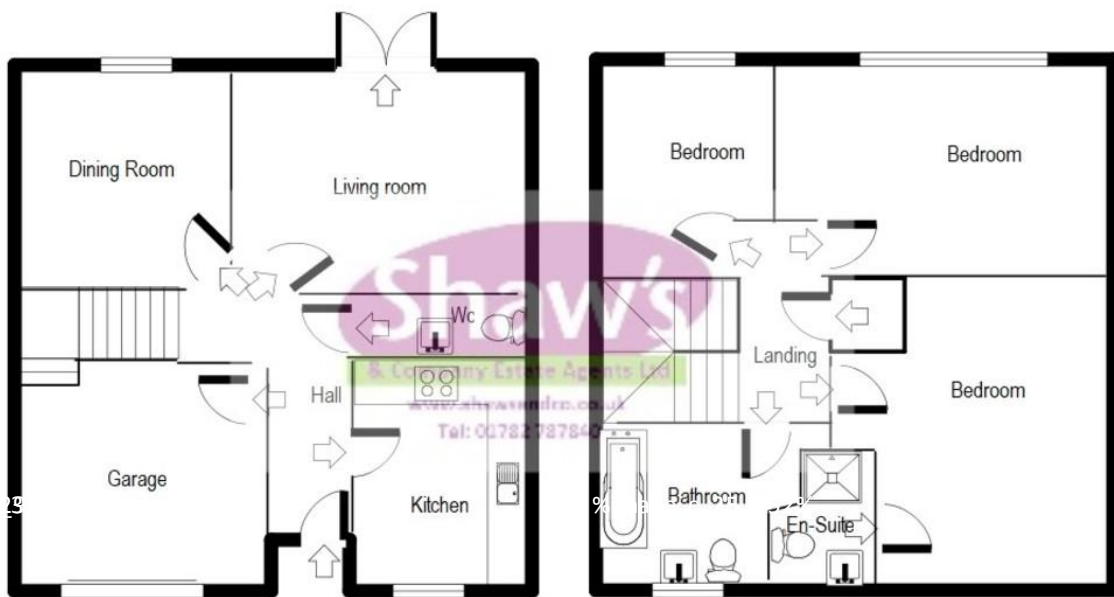
Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 82B Potential: 94A





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.
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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