

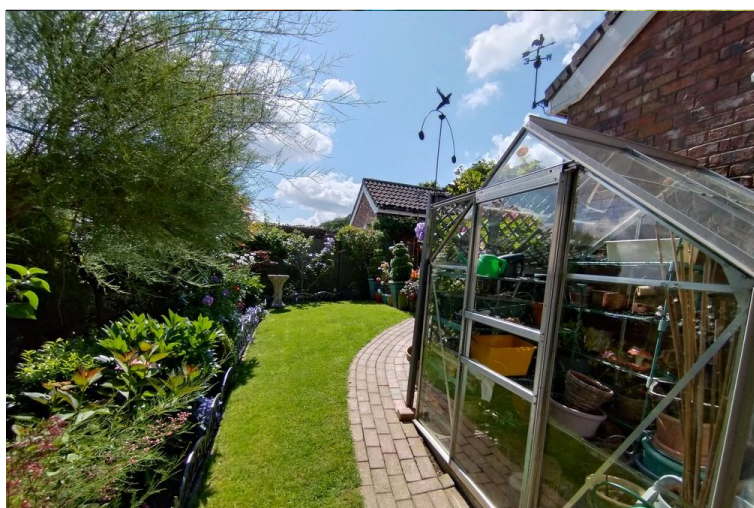


Hunters Way
Talke, ST7 1RT

- BEAUTIFULLY PRESENTED
- DETACHED BUNGALOW
- GOOD SIZED PLOT
- WITHIN LANDSCAPED GARDENS
- HALL, SPACIOUS LOUNGE, DINING ROOM
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS, SHOWER ROOM
- UPVC D/GLAZING & GAS C/HEATING

£290,000





Property Description

INTRO

A beautifully presented detached bungalow within a good sized plot which must be viewed to be appreciated comprising, entrance hallway with a composite front door, a spacious lounge overlooking the landscaped rear garden, a breakfast kitchen, dining room off the lounge, two double bedrooms, (with fitted wardrobes to bedroom 2) and a shower room. Externally a long driveway provides lots of parking spaces, a detached brick garage with pitched roof. A landscaped front garden. A stunning landscaped rear garden with a patio, lawn, shrub borders and a pleasant outlook. UPVC double glazing & gas central heating. Access to all areas is close by via the A34/A500 (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1RT, the property can be found on the left hand side as identified by our for sale sign.

ENTRANCE HALL



Entered through a composite door with a glazed panel.
Radiator.

BEDROOM ONE

12' 3" x 11' 6" (3.73m x 3.51m)

Bay window to the front elevation. A range of wardrobes three of which are double. Radiator.

BEDROOM TWO

12' 10" x 8' 9" (3.91m x 2.67m)

Window to the front elevation. A range of fitted wardrobes. Radiator.



SHOWER ROOM

Window to the side elevation. Suite comprising: shower cubicle with electric shower, low level W.C, wash hand basin with cabinet below. Radiator.

LOUNGE

18' 12" x 2' (5.79m x 0.61m)

Sliding doors to the rear elevation with far reaching views. Feature fireplace with electric fire. Coving to the ceiling, oak floor. Double radiator.

DINING AREA

8' 10" x 7' 11" (2.69m x 2.41m)

Accessed from the lounge. Window to the side elevation. Oak flooring. Radiator. Potential to create a third bedroom or office.



KITCHEN/BREAKFAST ROOM

12' x 8' 11" (3.66m x 2.72m)

Window to the rear elevation. Updated kitchen with a range of wall and base units, one and a half bowl sink, worksurface. Bult in fan assisted electric double oven/grill, gas hob with extractor over. Built in fridge/freezer. Wall mounted gas fired boiler. Tiled floor. Half glazed door giving second access to the driveway.

EXTERNALLY

FRONTAGE

Gravel garden area with shrub borders. A tarmac drive provides off road parking and leads to:

CARPORT

A very useful space.

GARAGE

18' 10" x 8' 10" (5.74m x 2.69m)

Brick construction with a pitched tiled roof. Electric roller shutter door. Electric light and power.





REAR

A stunning landscaped garden with pleasant views. Laid to lawn with a paved patio. Store area to the side of the garage. Block paved pathway. Cold water tap.

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

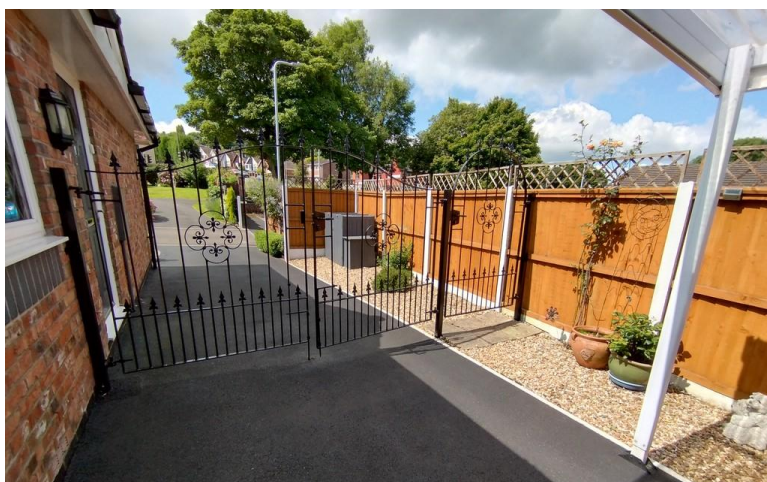
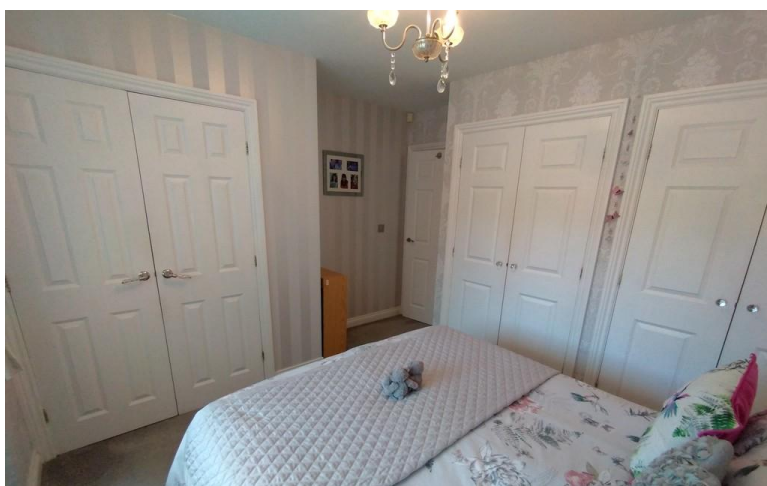
Newcastle Borough Council.

COUNCIL TAX BAND C



EPC RATING (PDF available online)

Current: Potential:







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Kidsgrove
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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