



Cedar Avenue
Talke, ST7 1JZ

- BEAUTIFULLY UPDATED THROUGHOUT
- A SEMI DETACHED HOUSE
- STUNNING GARDENS & OUTLOOK
- TWO BEDROOMS
- MODERN KITCHEN & BATHROOM
- USEFUL GROUND FLOOR UTILITY
- UPVC D/G & GAS C/HEATING
- NEARBY TO CLOUGH HALL & BATHPOOL PARK

Offers in the Region of
£160,000





Property Description

INTRO

WOW FACTOR!!! A semi detached house, new on the market, with NO CHAIN, a beautifully modernised presentation throughout and a picturesque rear garden and outlook, this isn't one to gloss over! Comprising entrance hall, lounge/dining room, gorgeous modern kitchen, outhouse/utility, two bedrooms and an updated modern bathroom. UPVC double glazing and gas central heating, and benefitting from updated plaster work throughout, and cavity wall insulation. On road/pavement parking available. An ideal location, with being on the doorstep to Clough Hall Park, Bathpool Park and near to Kidsgrove town centre for all amenities. Also nearby to the A500/M6 road links. Contact us today to book your viewing!

DIRECTIONS

Please use postcode ST7 1JZ for Sat Nav/Google Maps. Upon leaving Kidsgrove and entering Talke from the Avenue, the property can be found on the left hand side, set back from the road, as identified by our For Sale sign.





ACCOMMODATION

ENTRANCE HALL

Composite front entrance door. Radiator. Staircase to the first floor.

LOUNGE/ DINING ROOM

21' 7" x 10' 10" (6.58m x 3.3m)

A long lounge with space for a dining table, window to the front and French doors to the rear, overlooking the garden. Wood burner stove and surround. Radiator.



KITCHEN

12' 10" x 9' 5" (3.91m x 2.87m)

A wonderfully modernised fitted kitchen with white base and wall mounted gloss cupboard units, and worksurfaces above. Eye level fitted oven/grill and microwave, and integrated dishwasher. Single drainer sink unit. Gas hob with extractor hood over. Spotlights to the ceiling, and under cupboard spotlights make a nice feature. Radiator. Window overlooking the rear garden. Door to useful understairs store cupboard/pantry. UPVC door to:

OUTHOUSE/ UTILITY

17' 4" x 6' 7" (5.28m x 2.01m) max

A well presented extra useful area with worksurface, space and plumbing for a washing machine, and the potential to put a ground floor W.C in if required. Door to further store room. UPVC front access door, and composite rear access door, with small window to the rear.



FIRST FLOOR LANDING

Window to the side. Access to the loft (Fully insulated and boarded). Door to store cupboard from the landing, also housing the Betacom 28 gas combi boiler.

BEDROOM ONE

14' 11" x 10' 8" (4.55m x 3.25m)

A double room with window to the front with pleasant outlook, radiator. Space for wardrobes, and a door to further walk in wardrobe/storage.



BEDROOM TWO

10' 8" x 10' 6" (3.25m x 3.2m)

Window to the rear with a stunning outlook of the garden and beyond. Radiator.

BATHROOM

6' 11" x 6' 11" (2.11m x 2.11m)

A nicely modernised suite comprises panelled bath, with overbath mains pressured shower and shower screen, low level W.C and wash hand basin with vanity cupboard. Frosted window to the side. Chrome radiator. Part tiled



wall. Spotlights to the ceiling.

EXTERNALLY

FRONTAGE

The property is set back from the road, with a paved pathway leading to the front door. The green/lawn areas in front of the property are council owned, and maintained by the council. We understand from our vendor that the council allows the residents to park on the pavement to the front.

REAR GARDEN

A truly sublime garden area, with initial Indian paved stone area, with UPVC pergola above. Leading to a beautifully presented laid to lawn garden, enclosed with fencing and surrounded by mature shrubs/trees etc. The garden further leads to a paved patio area with the timber garden shed, also included in the sale. Needs to be viewed to be fully appreciated!

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

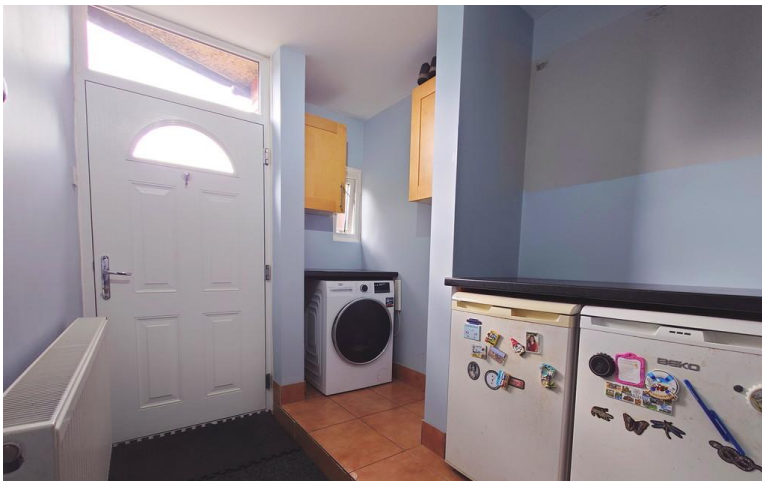
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard 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 .

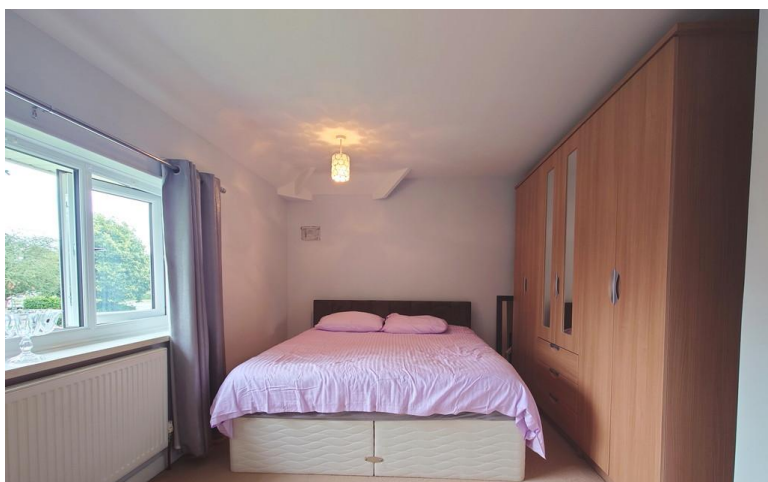
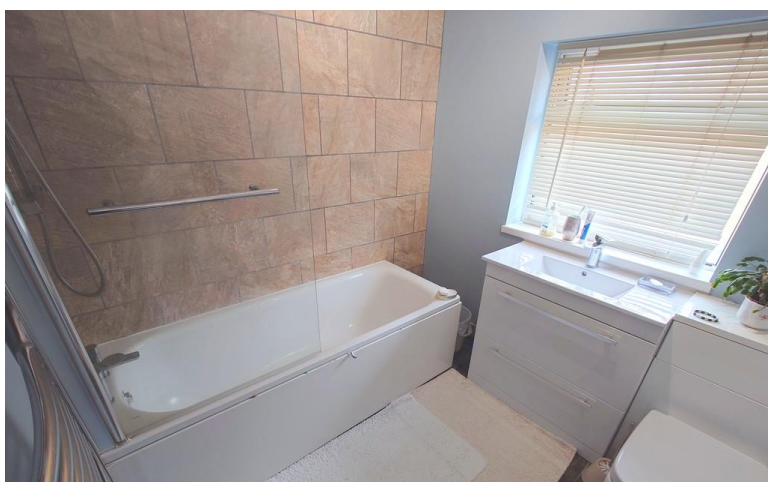




LOCAL AUTHORITY
Newcastle Borough Council.

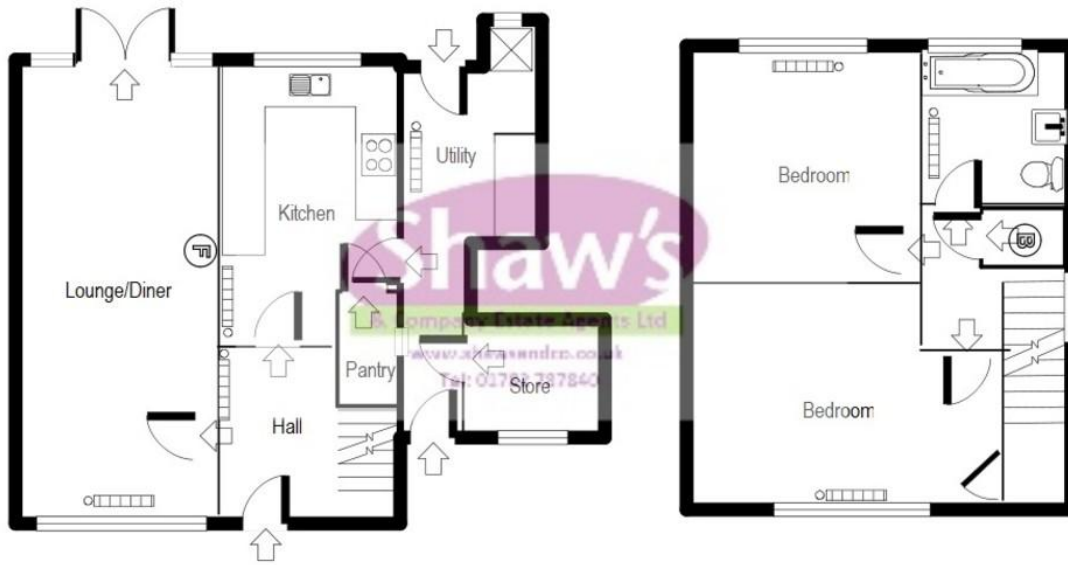
COUNCIL TAX BAND A

EPC RATING (PDF available online)
Current: 69C Potential: 84B









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