



Congleton Road
Talke, ST7 1ND

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- HALL, CLOAKS/W.C
- LOUNGE, DINING ROOM, KITCHEN
- THREE DOUBLE BEDROOMS
- UPVC D/G, GCH
- LANDSCAPED GARDENS
- BLOCK PAVED DRIVEWAY AT REAR

Offers In Excess Of £200,000





Property Description

INTRO

Shaw's & Co are delighted to offer a beautifully presented semi detached house which must be viewed to be fully appreciated! Comprising entrance hall, a spacious lounge, dining room, kitchen, three bedrooms, a family bathroom. Externally a front garden area, a landscaped rear garden with a block paved driveway providing lots of parking space. UPVC double glazing & gas central heating from a modern updated boiler. Electric car charge point. The property is located within easy access to all amenities, excellent road links to the A500 yet with canal side walks close by. Viewing imperative without delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1ND. From Red Bull traffic lights, proceed along Congleton Road and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a composite door. Stairs to the first floor.



Tiled flooring, radiator. Window to the side. Door to:

CLOAKS/W.C

Low level W.C wash hand basin, window to the front, radiator.

LOUNGE

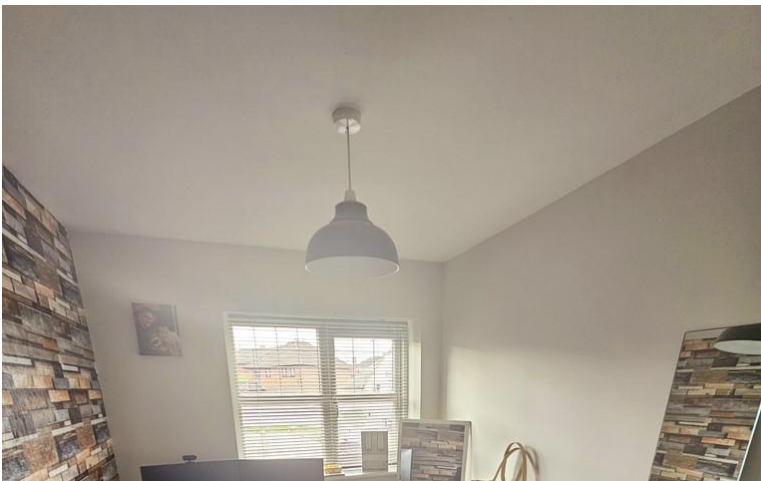
14' 5" x 12' (4.39m x 3.66m)

Window to the front elevation. Media wall with space for TV and storage area. Under stairs store. Tiled floor, Radiator. Double doors to:

DINING AREA

8' 7" x 7' 9" (2.62m x 2.36m)

French doors give access to the rear patio. Part tiled walls, tiled floor, radiator. Opening to:



KITCHEN

8' 8" x 7' 8" (2.64m x 2.34m)

Window to the rear elevation. A range of wall and base units, stainless steel sink with mixer tap, marble effect work surface. Built in oven, stainless steel four ring burner hob with extractor over. Space for fridge freezer, plumbing for washing machine. Recessed spotlights to the ceiling. Tiled floor.

FIRST FLOOR LANDING

Galleried landing with a window to the side elevation. Access to the loft, radiator. Doors to:



BEDROOM ONE

11' 3 to robes" x 8' 5" (3.43m x 2.57m)

Window to the front elevation. Radiator. Door to:

WALK IN WARDROBE

Formerly an ensuite shower room which still has the pipe work under the flooring. Another ensuite is easy to install if required.

BEDROOM TWO

8' 10" x 8' 4" (2.69m x 2.54m)

Window to the rear elevation. Radiator.



BEDROOM THREE

8' 4" x 6' 6" (2.54m x 1.98m)

Window to the front elevation. Radiator.

BATHROOM

Window to the rear elevation. Suite comprising: p shaped panelled bath with shower over. Wash hand basin with vanity cabinet below, low level back to wall W.C. Tiled walls and floor.



EXTERNALLY

FRONT

A low maintenance frontage with a bark finish. To the side of the property is a gated pathway leading to:

REAR

With a fence boundary and having a degree of privacy. Landscaped garden with astro turf and a patio area. A recent block paved driveway from the lane provides off road parking.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



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

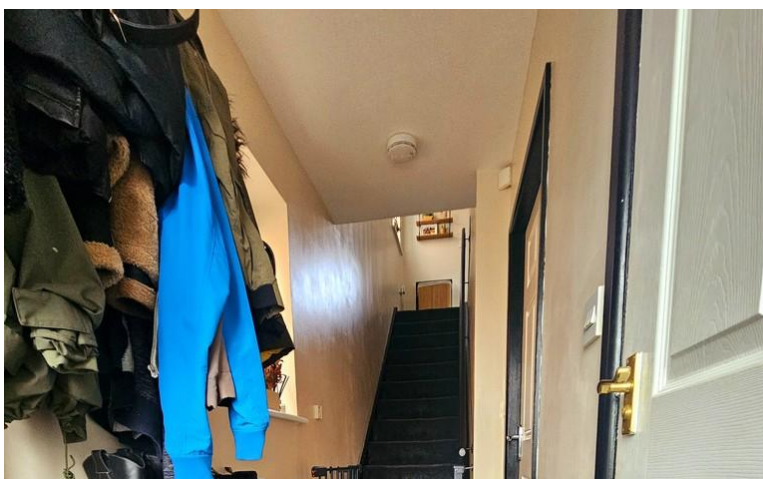
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on 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 C

EPC RATING (PDF available online)



Current: Potential:









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