



**Congleton Road**  
Talke, ST7 1LW

- A DETACHED COTTAGE
- NO CHAIN
- REFURBISHED & MODERNISED
- GOOD SIZED PLOT
- BAY WINDOW LOUNGE
- UPDATED L SHAPED KITCHEN
- TWO BEDROOMS, GROUND FLOOR NEW SHOWER ROOM
- POPULAR & CONVENIENT LOCATION

**Offers In Region Of**  
**£220,000**





## Property Description

### INTRO

A mature detached 'Rose Cottage' situated within a good sized plot recently refurbished and with NO CHAIN! Comprising a bay window lounge to the front, dining room, an L shaped kitchen with French doors to the side and all new base and wall units, two first floor bedrooms. Externally a good sized landscaped garden area laid to lawn with a driveway to provide parking. UPVC double glazing & electric radiator heating. The property is located within easy access to all amenities with good road and rail links to other areas.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1LW. Proceed from Red Bull traffic lights in to Butt Lane, Talke and the property can be found on the right hand side, as identified by our for sale sign and 'Rose Cottage.'





#### LOUNGE

12' 11" x 12' 10" (3.94m x 3.91m)

Entered through a UPVC door. Walk in bay window to the front elevation. Chimney breast with inset feature. Double radiator. Door to:

#### DINING ROOM

12' 10" x 6' 10" (3.91m x 2.08m)

Window to the side elevation. Staircase to the first floor. Wall mounted newly installed gas central heating boiler.

#### KITCHEN

12' 9" x 11' 5" (3.89m x 3.48m)

Window to the rear elevation. L shaped room with newly installed wall and base units, single drainer sink, worksurface. Built in electric oven, hob. Space and plumbing for a washing machine. Down lights to the ceiling. French doors lead to the side of the property.



#### SHOWER ROOM

Window to the rear elevation. Suite comprising: double shower cubicle, low level W.C, wash hand basin. Chrome towel radiator.

#### FIRST FLOOR LANDING

Doors to:



#### BEDROOM ONE

13' 2" x 12' 10" (4.01m x 3.91m)

Window to the front elevation. TV socket. Radiator.

#### BEDROOM TWO

9' 9" x 6' 11" (2.97m x 2.11m)

Window to the rear elevation. TV socket. Radiator.

#### EXTERNALLY

##### FRONT

A forecourt garden to the front. A pathway leads to:

##### REAR

A generous size landscaped garden laid to lawn. Graveled patio area. A driveway 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](mailto: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 A

#### EPC RATING (PDF available online)

Current: Potential:



43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
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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