



Congleton Road
Talke, ST7 1LX

- A TWO BEDROOM TERRACE
- BEAUTIFULLY PRESENTED & IMPROVED
- WITH A REAR GARDEN
- LOUNGE, KITCHEN/DINING ROOM
- REAR HALL, BATHROOM
- TWO DOUBLE BEDROOMS
- UPVC D/G GCH
- POPULAR & CONVENIENT LOCATION

£112,500





Property Description

INTRO

Shaw's & co are delighted to offer for sale an updated & well presented town house which must be viewed to be fully appreciated. Comprising: lounge, kitchen/dinning room, rear hall, ground floor white bathroom suite, two double bedrooms. A forecourt to the frontage, a rear garden. UPVC double glazing & gas central heating. The property is located within easy access to lots of facilities with excellent road and rail links. Viewing is essential without further delay for this ideal first time buy home or a great property to hit the rental market, with a rental potential of £600 to £650 PCM. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1LX. From Red Bull traffic lights (A34) the property can be found on the right hand side, as identified by our for sale sign.

LOUNGE

11' 11" x 10' 11" (3.63m x 3.33m)



Entered through a UPVC door. Window to the front elevation. Chimney breast with inset fire. Laminate flooring, radiator.

KITCHEN/DINER

11' 11" x 10' 9" (3.63m x 3.28m)

Window to the rear elevation. A range of wall and base units, worksurface. Built in oven, hob with extractor over. Space for fridge freezer, space and vent for tumble dryer. Stairs to the first floor, under stairs store. Laminate flooring. Recessed spotlights to the ceiling. Recently fitted UPVC stable door to the rear elevation.



BATHROOM

8' 4" x 4' 10" (2.54m x 1.47m)

Window to the side elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Splash back tiling to the walls. Chrome towel rail.

FIRST FLOOR LANDING

Access to the loft. Suffolk latch doors to:

BEDROOM ONE

12' x 10' 10" (3.66m x 3.3m)

Window to the front elevation. Radiator.



BEDROOM TWO

11' 11" x 11' 10" (3.63m x 3.61m)

Window to the rear elevation. Over stairs store area, radiator.

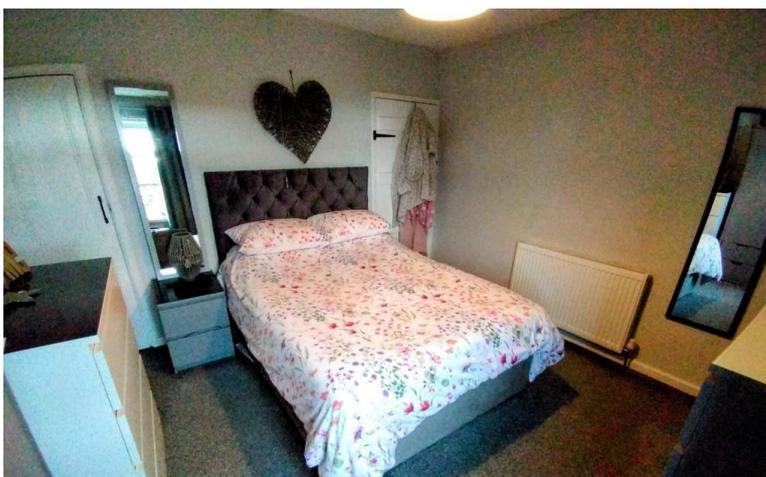
EXTERNALLY

FRONT

A brick wall frontage with a path to the door. Shrub borders.

REAR

A paved patio with a garden area that leads to a further patio. Cold water tap. A covered shared entry to the side of the property.



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 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.

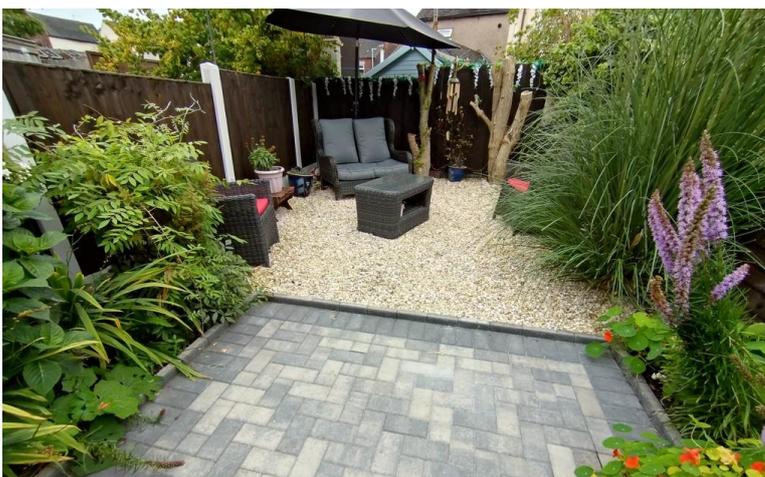


COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:

The property has had a complete refurbishment since the EPC was written in 2015 with Energy Efficiency Improvements.









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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