



Woodshutts Street
Talke, ST7 1LB

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- NO CHAIN
- TWO RECEPTION ROOMS
- LARGE DRIVEWAY, PLENTY OF PARKING
- GARAGE TO THE REAR
- RECENTLY INSTALLED ROOF, FACIAS & SOFFITS
- GLOW WORM GAS COMBI BOILER

Offers In Region Of
£175,000

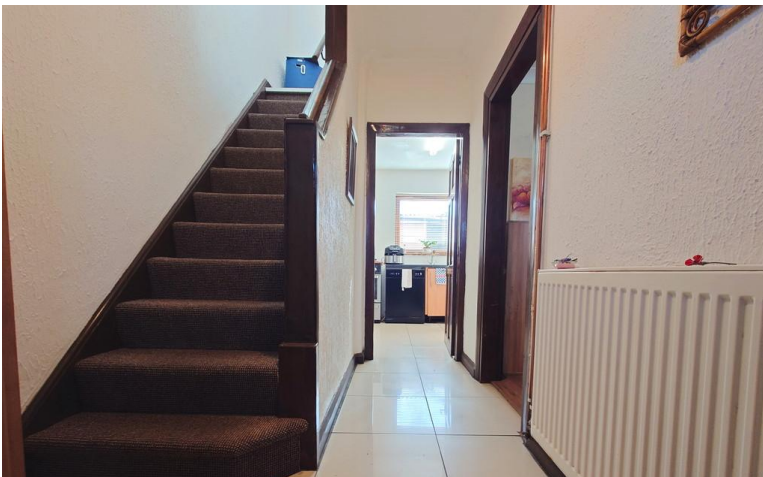
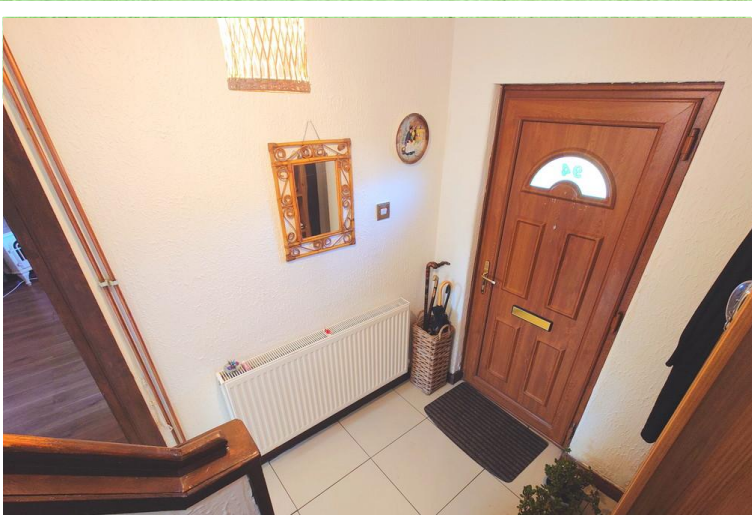




Property Description

INTRO

A THREE BEDROOM semi detached house available with NO CHAIN! Set on a good sized plot, with a large driveway with parking for multiple vehicles, and a detached garage to the rear of the property. The property features a recently fitted new roof, fascias, soffits and guttering, and heating from a Glow Worm gas combi boiler. With further potential to update and improve, the internal accommodation comprises entrance hall, lounge, dining room, kitchen, outhouse with two store rooms and a W.C, and to the first floor the three bedrooms and shower room. UPVC double glazed windows and doors throughout. Nearby to the popular Clough Hall Park, Bathpool Park and with easy access to the amenities of Kidsgrove/Talke and with accessible local road links, this one isn't one to miss!





DIRECTIONS

Please use postcode ST7 1LB for Sat Nav/Google Maps. From The Avenue, Kidsgrove, turn right into Woodshutts Street, where the property can be found on the left hand side as identified by our For Sale sign.

ADDITIONAL NOTES

The property is being sold with no upward chain. The property will be cleared of all contents prior to completion, however some fixtures/fittings may be available for purchase. All flooring, blinds, curtains and light fittings will be included in the sale. We understand the property's roof, fascias, soffits and guttering have all been replaced approx a year ago. The Range cooker, dishwasher, and washing machine will be included in the sale.

ACCOMMODATION

ENTRANCE HALL

10' 10" x 6' 2" (3.3m x 1.88m)

UPVC front entrance door. Radiator. Tiled floor. Staircase to the first floor. Covling to the ceiling.

LOUNGE

15' 11" x 11' 5" (4.85m x 3.48m)

Three windows to the front, radiator. Wooden flooring. Electric fireplace and brick surround. Covling to the ceiling. Door to:

DINING ROOM

12' 2" x 8' 10" (3.71m x 2.69m)

With double French doors to the rear garden. Radiator. Wooden flooring. Covling to the ceiling. Old school serving hatch to the kitchen!

KITCHEN

9' 10" x 8' 10" (3m x 2.69m)

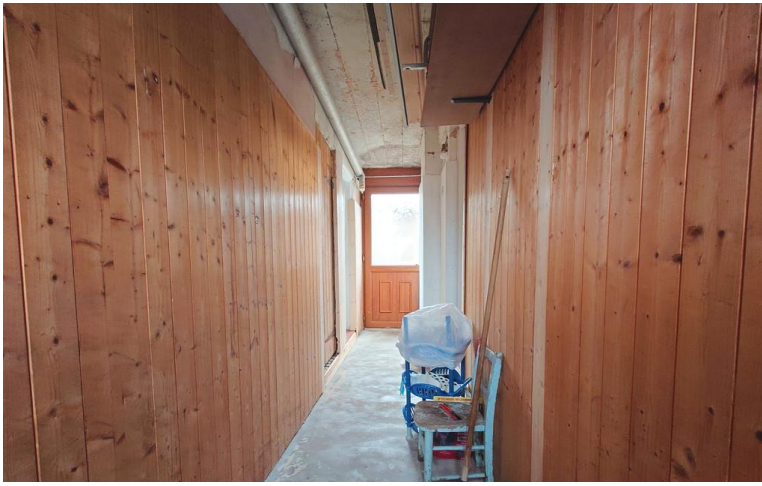
The fitted kitchen comprises base and wall mounted cupboard units with worksurfaces over. Single drainer sink unit. Window to the rear. Flavel double Range oven/cooker with gas hob, dishwasher and washing machine included. Space for a tall standing fridge freezer. Tiled flooring. Electric consumer unit. Useful understairs store area. Door to:

OUTHOUSES/ W.C

19' 4" x 3' 3" (5.89m x 0.99m)

With two UPVC doors to the front and rear. Timber doors off to two storage rooms, and a further door to a cloaks/W.C.





FIRST FLOOR LANDING

Window to the side. Radiator. Coving to the ceiling. Access to the loft.

BEDROOM ONE

12' 3" x 11' 5" (3.73m x 3.48m)

Window to the front, radiator. Laminate flooring. Coving to the ceiling.

BEDROOM TWO

12' 2" x 9' (3.71m x 2.74m)

Window to the rear, radiator. Laminate flooring. Coving to the ceiling.



BEDROOM THREE

9' 9" x 8' 1" (2.97m x 2.46m)

Window to the front, radiator. Laminate flooring.

SHOWER ROOM

7' 8" x 5' 4" (2.34m x 1.63m)

A fully tiled suite with enclosed shower cubicle and mains pressured shower. Frosted window to the rear. Low level W.C and wash hand basin. Radiator. Door to store cupboard also housing Glow Worm Flexicom 30CX gas combi boiler.

EXTERNALLY

FRONT GARDEN

A paved pathway provides plenty of parking space for multiple vehicles. Laid to lawn garden area with shrubs. Enclosed by fencing.

REAR GARDEN

Astro turf garden area, with decking, and with access to sheds. A gate and paved pathway leads to:

GARAGE

16' 2" x 11' 10" (4.93m x 3.61m)

A concrete sectional garage/carport. Space for a vehicle. Please be advised that the garage roof, and adjoining sheds, all have asbestos roofs in need of repair (as pictured). Access is from an adjoining road past 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

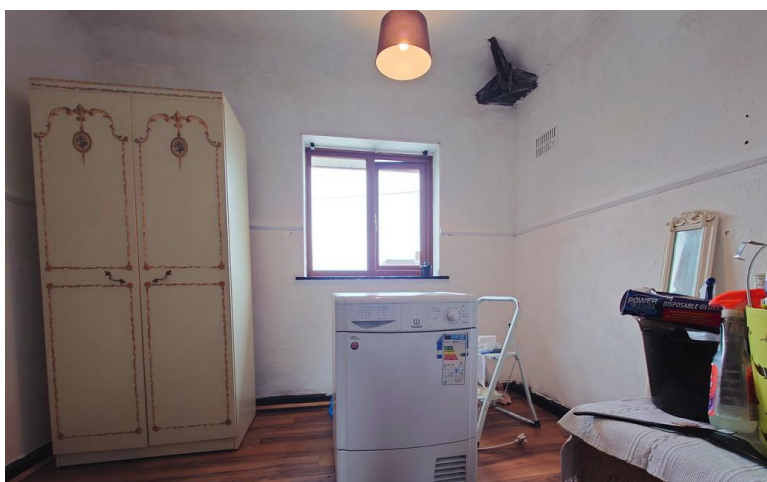




FIXTURES AND FITTINGS

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 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: 64D Potential: 80C







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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 and 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