



Lynn Avenue
Talke, ST7 1PA

- DETACHED RESIDENCE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- SMARTLY PRESENTED
- LOUNGE, KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM/OFFICE
- UPVC D/GLAZING & GAS C/HEATING

£190,000





Property Description

INTRO

A smartly presented detached house with no chain and within a popular location, comprising a full width lounge, a breakfast kitchen with french doors to the rear, two double bedrooms, a third bedroom/office, a family bathroom with over shower. new carpets where fitted & fresh neutral decor. UPVC double glazing & gas central heating. Externally a frontage for parking. A detached garage, landscaped rear garden. A far reaching view to the side over to Mow Cop from the frontage. The property is within easy access to all amenities via good road & rail links to larger towns and countryside, canal side walks etc. No chain, viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1PA. From Walton Way turn right in to Lynn Avenue, the property can be found on the left hand side, as identified by our for sale sign.



LOUNGE

15' 3" x 14' 4" (4.65m x 4.37m)

Entered through a UPVC door. Bow window to the front elevation, staircase to the first floor. Under stair store cupboard, radiator.



KITCHEN/DINER

14' 4" x 8' 4" (4.37m x 2.54m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built in oven, hob with extractor over. Tiled floor. French doors lead to the garden.

FIRST FLOOR LANDING

Window to the side elevation. Doors to:

BEDROOM ONE

14' x 7' 10" (4.27m x 2.39m)

Window to the front elevation with views towards Mow Cop. Radiator.

BEDROOM TWO

9' 11" x 7' 11" (3.02m x 2.41m)

Window to the rear elevation, radiator.

BEDROOM THREE

10' 9" x 6' 1 max" (3.28m x 1.85 m)

Window to the front elevation. Store cupboard housing the gas combi boiler, radiator.



BATHROOM

Window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling. Radiator.

EXTERNALLY

FRONT

Tarmac driveway provides off road parking. Access to the side of the property leads to:

REAR

A patio area with steps to a lawn garden and broken slate borders.

GARAGE

A detached brick construction with an up and over door.

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.

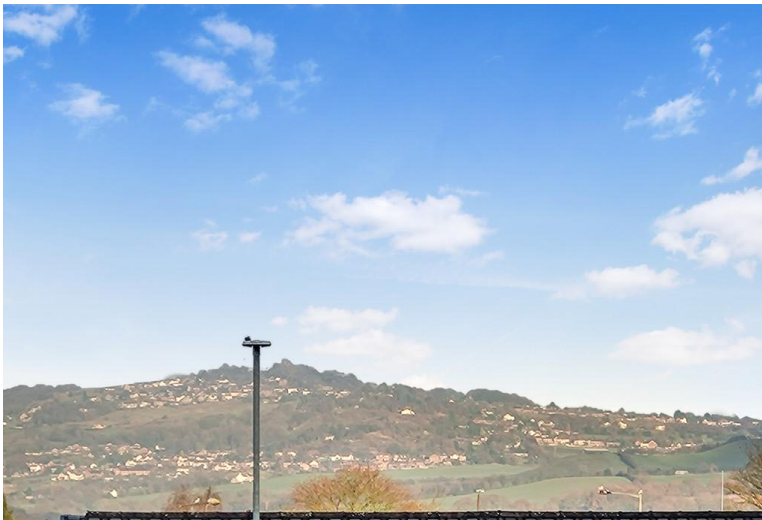


MORTGAGES

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

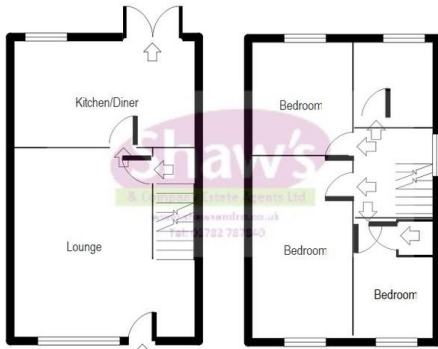
Newcastle Borough Council.

COUNCIL TAX BAND C

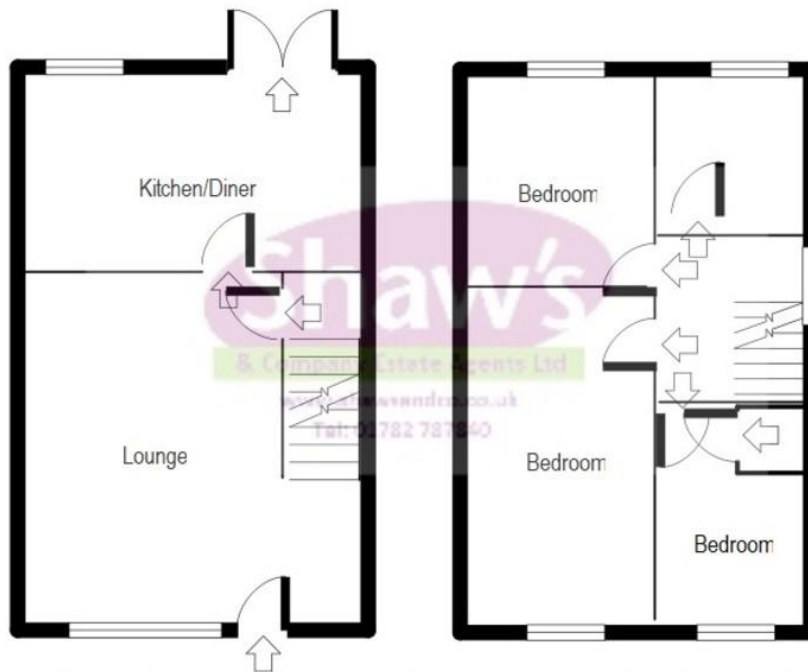
EPC RATING (PDF available online)

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.
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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