



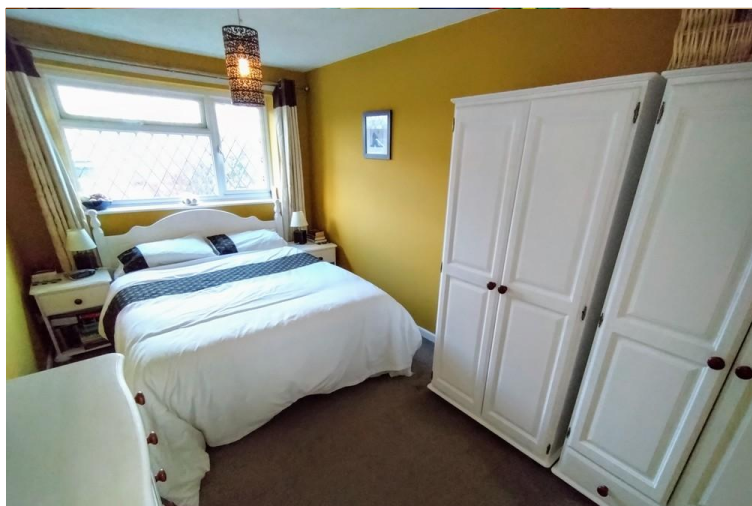
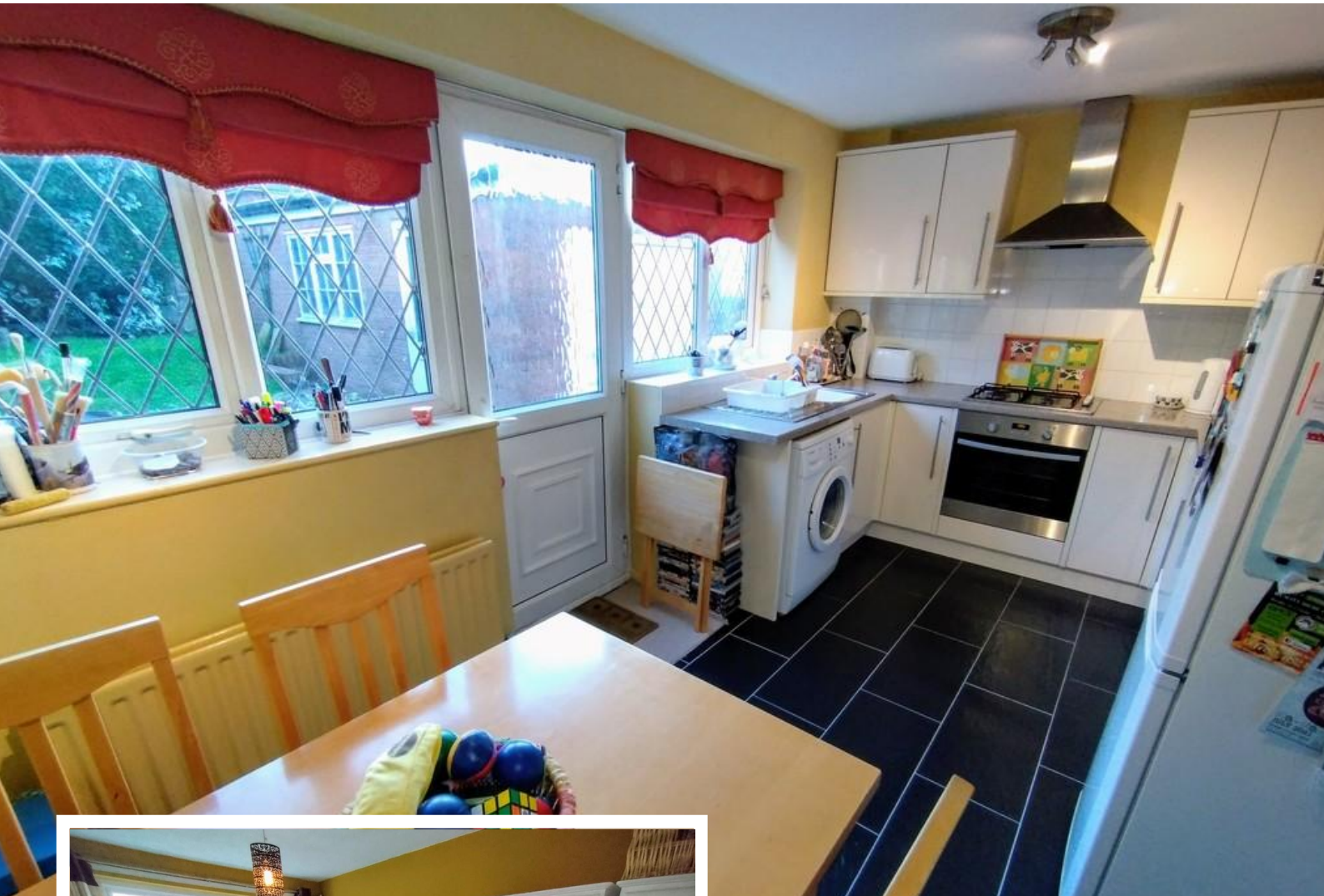
**Regency Close**  
**Talke Pits, ST7 1RH**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- HALL, LOUNGE, KITCHEN/DINING
- THREE BEDROOMS, BATHROOM
- GARAGE & PARKING
- LANDSCAPED GARDENS
- UPVC D/G & GAS C/H
- EASY ACCESS TO THE A500/A34

**£214,995**







## Property Description

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1RH. Proceed into the Cul De Sac and the property can be found on the right hand side.

### ENTRANCE HALL

Tiled floor, UPVC external access door, wall mounted gas boiler. Door to;

### LOUNGE

15' 8" x 14' 0" (4.78m x 4.27m)

Bow window to the front, double radiator, feature fire place, downstairs store area.

### KITCHEN/DINER

14' 5" x 8' 2" (4.39m x 2.49m)

Comprising an updated range of fitted base and wall units, worksurfaces, built in oven and hob , extractor. double radiator, two windows to the rear, upvc rear access door. Tiled floor, double radiator.





#### FIRST FLOOR LANDING

Access to the loft, window to the side.

#### BEDROOM ONE

14' 1" x 8' 3" (4.29m x 2.51m)

Window to the front, radiator.

#### BEDROOM TWO

10' 3" x 8' 2" (3.12m x 2.49m)

Window to the front, radiator.

#### BATHROOM

Comprising a white suite with a paneled bath low level w.c, wash hand basin over bath shower, tiled floor and walls, Chrome radiator, window to the rear.

#### EXTERNALLY

#### FRONT GARDEN

A garden laid to lawn, shrub borders. A driveway provides parking.

#### GARAGE

20' 0" x 9' 0" (6.1m x 2.74m)

Up and over door, window to the side and side external access door. Electric light and power. Covered inspection pit.

#### REAR GARDEN

A patio area, laid to lawn garden.

#### 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 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 B

#### EPC RATING (PDF available online)

Current: Potential:



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

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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