

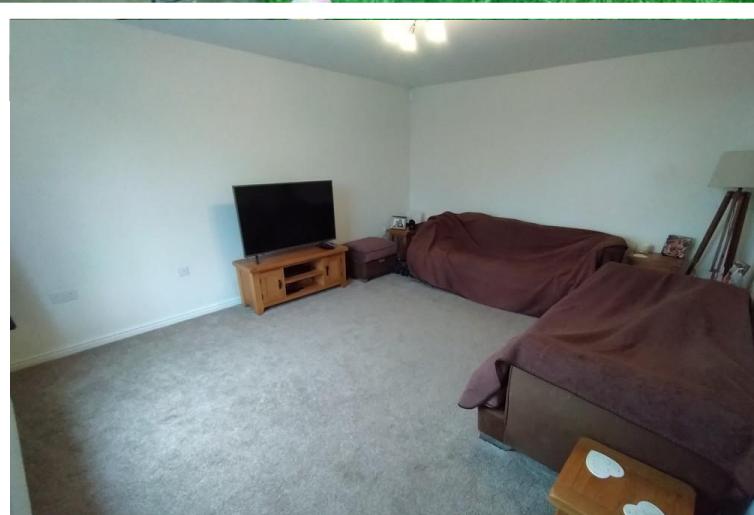


**Bambury Drive
Talke, ST7 1GL**

- DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- WELL REGARDED LOCATION
- CORNER PLOT, OPEN VIEW TO THE FRONT
- SPACIOUS THROUGHOUT
- HALL, LOUNGE, OFFICE, LOUNGE
- 26' KITCHEN/DINING/FAMILY ROOM
- 4 BEDROOMS, ENSUITE & BATHROOM

£295,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented spacious detached house of approx 1356 sqft which must be seen to be fully appreciated comprising entrance hall with very useful purpose built storage, lounge, office/study, cloaks/w.c, a very spacious 26' kitchen/dining/family room, 4 double bedrooms, ensuite, and a family bathroom. Externally a nice corner plot with a pleasant outlook and far reaching view to the front. A landscaped rear garden with an indian stone paved patio, a great degree of privacy. A detached brick garage. The property is located within easy access to all facilities, excellent road and rail links. Viewing imperative without delay! (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 1GL follow the road around and the property can be found on the right hand side as identified by our for sale sign.

ENTRANCE HALL



Entrance hall with access to all ground floor rooms, a purpose built storage area with pull drawers etc for shoes and cloaks, laminate flooring, radiator, stair case to the first floor, door to;

LOUNGE

15' 4" x 12' 7" (4.67m x 3.84m)

Window to the front, double radiator.

OFFICE/STUDY

10' 5" x 6' 10" (3.18m x 2.08m)

Window to the front, radiator.

CLOAKS/W.C

Comprising a low level W.C wash hand basin, radiator, laminate flooring.

KITCHEN/DINER

26' 4" x 9' 3" (8.03m x 2.82 m)

Comprising a fitted kitchen area with a range of base and wall units, worksurfaces, 1.5 bowl inset sink, built in oven, hob and extractor. Splash back tiling. Window to the rear. A defined dining area with french doors to the rear, two double radiators.

FIRST FLOOR LANDING

With a store cupboard, access to all four bedrooms and the family bathroom. Radiator.

BEDROOM ONE

12' 8" x 10' 3" (3.86m x 3.12m)

Window to the front with a pleasant outlook and far reaching view, radiator. Fitted wardrobes.

ENSUITE

Comprising an enclosed shower cubicle, low level W.C wash hand basin. Splash back tiling to the walls, window to the front, radiator.

BEDROOM TWO

14' x 10' 1" (4.27m x 3.07m)

A good sized double bedroom, window to the front with a pleasant outlook and view, radiator. A range of fitted wardrobes.

BEDROOM THREE

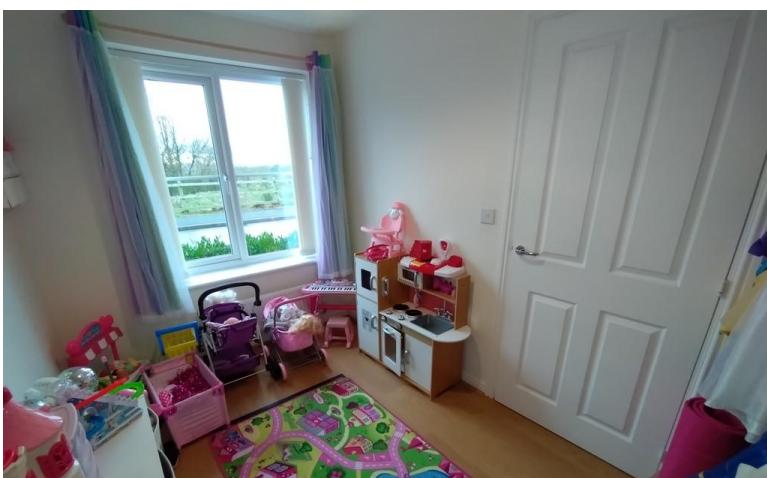
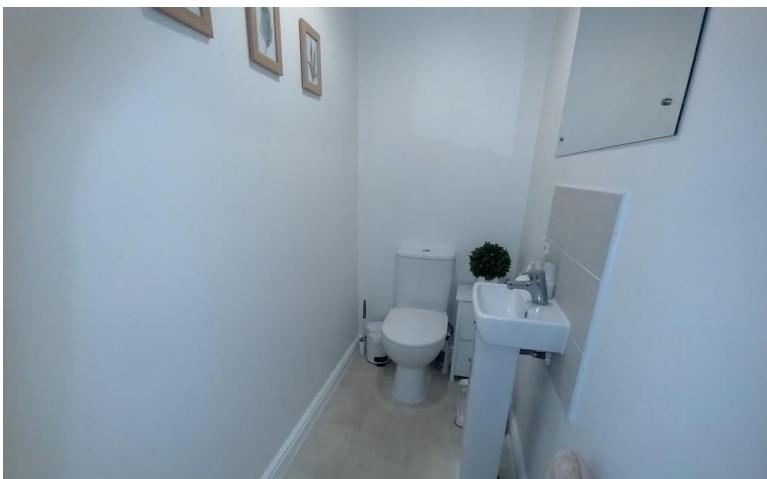
10' 8" x 8' 11" (3.25m x 2.72m)

Window to the rear, radiator. Fitted wardrobes.

BEDROOM FOUR

11' 0" x 10' 0" (3.35m x 3.05m)

Window to the rear, radiator.





BATHROOM

Comprising a panelled bath, low level W.C wash hand basin, splash back tiling, window to the rear, radiator.



EXTERNALLY

A shrub border to the front, a driveway provides parking spaces.

DETACHED BRICK GARAGE

With an up and over front door.



REAR GARDEN

A landscaped rear garden area with a Indian stone paved patio area, laid to lawn garden. All enclosed with a brick wall and fencing. A high degree of privacy.

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 D

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 inaccuracy 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 by us and no guarantee as to their operation or efficiency can be given.

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