



Congleton Road
Talke, ST7 1LP

- BEAUTIFULLY PRESENTED
- WELL IMPROVED THROUGHOUT
- SPACIOUS TOWN HOUSE
- PARKING TO REAR
- LOUNGE, SPACIOUS DINING RM/KITCHEN
- UPDATED WHITE BATHROOM WITH SHOWER
- TWO DOUBLE BEDROOMS
- UPVC D/GLAZING & GAS C/HEATING

£139,995





Property Description

INTRO

Shaw's & Co are delighted to offer a beautifully presented & well improved town house which must be viewed to be fully appreciated comprising a lounge to the front with a recently installed stove to provide additional heating & a focal point, a spacious dining room with the kitchen off, inner hall, an updated bathroom with a white suite and separate shower. To the first floor are two double bedrooms. A forecourt to the frontage, a low maintenance landscaped rear garden with potential for parking. Majority of new UPVC double glazing, a new composite front door. Gas combi central heating. The property is located within easy access to all amenities via the A34/A500 and rail links at Kidsgrove. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1LP. Turn off Cedar Avenue in to Congleton Road and the property can be found on the left hand side, as identified by our for sale sign.



LOUNGE

11' 9" x 10' 9" (3.58m x 3.28m)

Entered through a composite door. Window to the front elevation. Chimney breast and tiled hearth with recently fitted inset stove. Electric cupboard.

KITCHEN/DINER

25' x 11' 8 reducing to 7'7" (7.62m x 3.56 m)

Windows to both rear and side elevations. Under stairs store cupboard. In the kitchen area is a range of wall and base units, circular sink with mixer taps, worksurface. Integral fridge freezer, space for cooker, tumble dryer and washer. Wall mounted combi boiler. Rear access door.



BATHROOM

Window to the rear elevation. An updated suite comprising: panelled bath, separate shower cubicle, low level W.C, wash hand basin. Chrome radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 9" x 10' 8" (3.58m x 3.25m)

Window to the front elevation. Covings to the ceiling. Radiator.



BEDROOM TWO

11' 11" x 10' 10" (3.63m x 3.3m)

Window to the rear elevation. Covings to the ceiling. Built in storage, loft access. Radiator.

EXTERNALLY

FRONTAGE

Paved forecourt with access to a shared entry leading to:

REAR

Enclosed by fencing is a private garden area. Block paved patio with gravel borders. Parking beyond the garden area with timber gates.

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 .



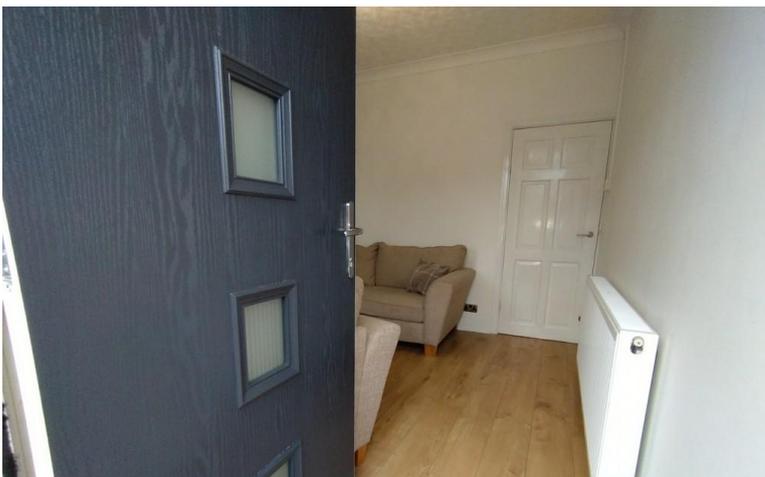
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:





Whilst every attempt has been made to ensure the accuracy of this floor plan, the plan is for illustrative purposes only and is not to be used for any other purpose. Measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is for illustration only as a guide.



Whilst every attempt has been made to ensure the accuracy of the floor plan explained 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.
 Made with Visual Builder

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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