



Church Street
Butt Lane, Talke, ST7 1NX

- SEMI DETACHED HOUSE
- LANDSCAPED REAR GARDEN
- BEAUTIFULLY PRESENTED & IMPROVED
- LOUNGE, DINING ROOM, KITCHEN
- NEW CARPETS & DECOR
- TWO DOUBLE BEDROOMS
- NO CHAIN
- UPVC D/GLAZING & GAS C/HEATING

£129,995





Property Description

INTRO

Come on down! just bring your furniture! Located within the very popular Butt Lane, Talke location a well presented two bedroom semi detached house with a pleasant rear garden, no chain, new carpets & decor a nice fresh presentation. This ideal first time buy/investment to rent comprises two reception rooms, kitchen, a ground floor white bathroom suite, two double bedrooms. UPVC double glazing & combi gas central heating. A patio area & good sized rear garden which attracts afternoon sun. Viewing essential without delay! (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 1NX.

DINING ROOM

12' 5" x 10' 11" (3.78m x 3.33m)

Window to the front, radiator, upvc entrance door.

LOUNGE



12' 3" x 11' 6" (3.73m x 3.51m)

Window to the rear, radiator, staircase to the first floor, Plasma fire, understairs store.

KITCHEN

13' 0" x 8' 8 max" (3.96m x 2.64 m)

An L shaped room comprising a range of base units, worksurfaces, built in oven hob, window to the side, upvc side entrance door, gas central heating boiler.

GROUND FLOOR BATHROOM

Comprising a panelled bath , low level w.c, wash hand basin , window to the side, radiator.



FIRST FLOOR LANDING

BEDROOM ONE

12' 7" x 11' 0" (3.84m x 3.35m)

Window to the front, radiator.

BEDROOM TWO

12' 5" x 11' 8" (3.78m x 3.56m)

Window to the rear, radiator.

EXTERNALLY

REAR GARDEN

Laid to lawn a paved patio area attached outbuilding providing useful storage.



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 .

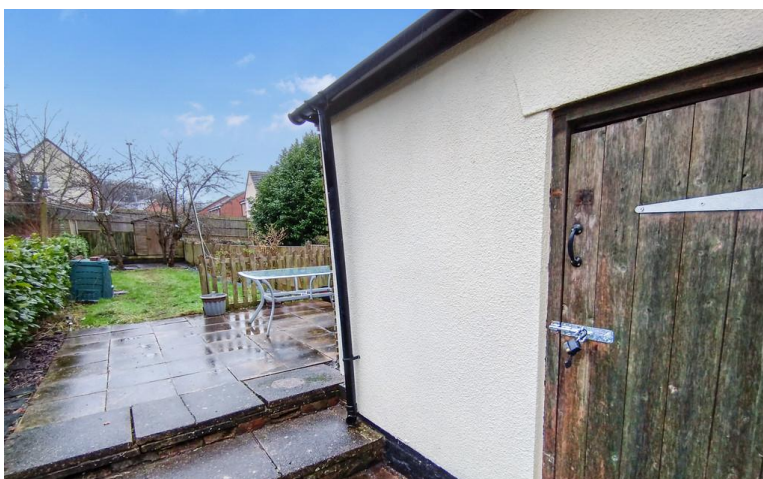
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND

EPC RATING (PDF available online)

Current: Potential:









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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