



**Jamage Road
Talke Pits, ST7 1QL**

• A SEMI DETACHED RESIDENCE	• MODERN FITTED KITCHEN	£169,950
• AN IDEAL FIRST TIME BUY	• TWO DOUBLE BEDROOMS	
• NON ESTATE LOCATION	• FIRST FLOOR BATHROOM	
• PORCH, LOUNGE, DINING ROOM	• UPVC D/GLAZING & GAS C/H	





Property Description

INTRO

A beautifully presented good sized semi detached house offering an ideal first time buy which must be viewed to be fully appreciated, comprising, porch, lounge, dining room, kitchen, two double bedrooms, a first floor bathroom. UPVC double glazing & gas combi heating with a new boiler installed in 2024. Externally front and rear gardens, a driveway provides plenty of parking spaces. Access to all amenities is easy via great road links and the A34/A500/M6 are with easy access. Viewing is essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1QL. From Talke roundabout, proceed along Jamage Road and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH

entered through a UPVC door.



LOUNGE

14' 8" x 11' 9 max" (4.47m x 3.58m)

Bay window to the front elevation. Feature fireplace, stairs to the first floor, radiator.

DINING ROOM

14' 11" x 11' 7" (4.55m x 3.53m)

Window to the rear elevation. Understairs store cupboard, radiator.

KITCHEN

15' 4" x 4' 11" (4.67m x 1.5m)

Window to the side elevation. A range of wall and base units, stainless steel sink, work surface. Built in oven and hob with extractor over. Space for fridge freezer and washing machine. Splash back tiling, side access door.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

17' 8" x 11' 11 max" (5.38m x 3.63m)

Window to the front elevation. Built in storage, radiator.

BEDROOM TWO

8' 8" x 8' 3" (2.64m x 2.51m)

Window to the rear elevation. Radiator.

BATHROOM

Windows to both the side and rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Cupboard housing the combi boiler, our vendor informs us this was installed in 2024. Radiator,

EXTERNALLY

FRONTAGE

Lawn garden with a driveway providing off road parking.

REAR

An enclosed rear patio area with a laid to lawn garden. A driveway provides parking spaces.

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.

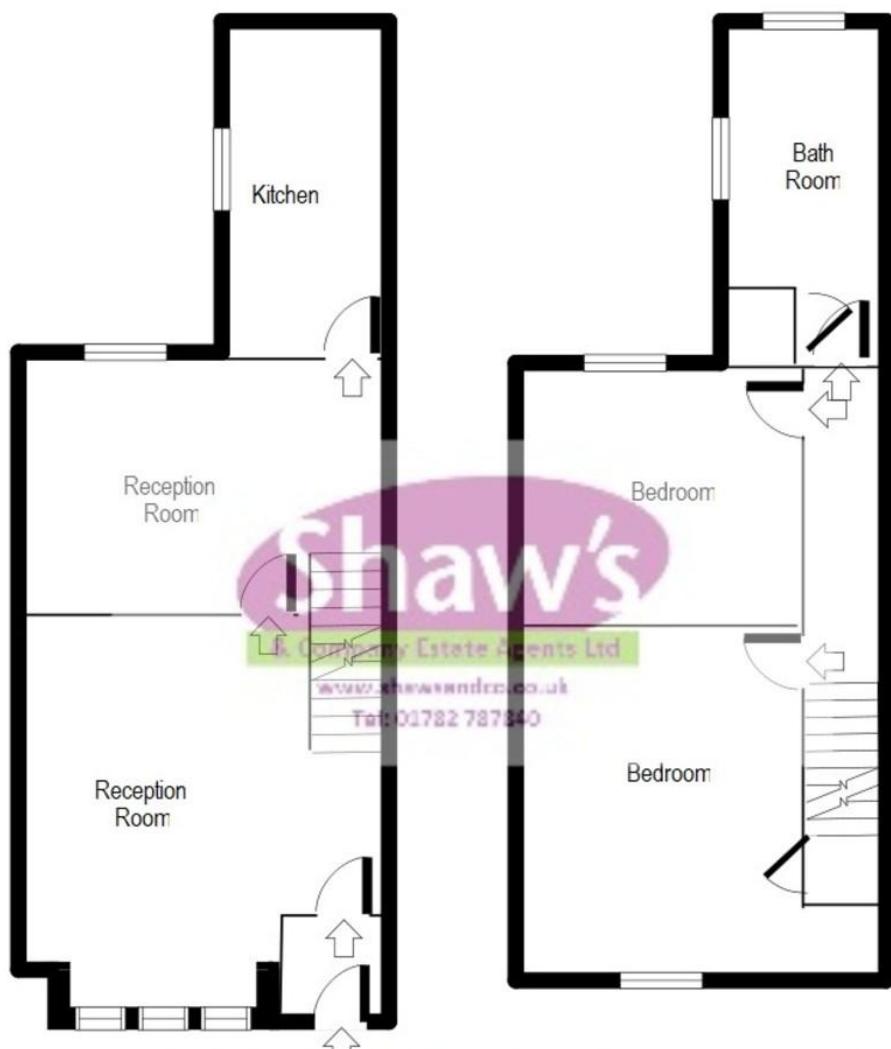
COUNCIL TAX BAND A

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.