



Oldhill Close

Talke Pits, ST7 1RD

- A SEMI DETACHED RESIDENCE
- WITH NO CHAIN
- BEAUTIFULLY PRESENTED
- AN IDEAL FAMILY HOME
- HALL, LOUNGE, KITCHEN/DINING ROOM
- CONSERVATORY TO REAR
- THREE BEDROOMS, SHOWER ROOM
- LANDSCAPED GARDENS & A GARAGE

£210,000





Property Description

INTRO

Located within a well regarded cul de sac location a well presented & lovely three bedroom semi detached house with NNO CHAIN - And comprising: hall, lounge, a well appointed kitchen/dining room, conservatory, three bedrooms, an updated first floor shower room. Externally landscaped gardens to the front and rear, with a concrete sectional garage. UPVC double glazing. Gas central heating from a combi boiler installed in early 2025. The property has easy access to all amenities and road links with the A34/A500 close by. Viewing essential without delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1RD. From the A34 proceed along Coal Pit Hill, turn left in to St Martins Road, left in to Kingsley Road and right in to Oldhill Close. The property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a glazed UPVC door. Stairs to the first floor. Understairs store cupboard.

LOUNGE

14' 6" x 11' 6" (4.42m x 3.51m)

Window to the front elevation. Fireplace with electric fire, coving to the ceiling, wall lights, radiator. The sofas are new and can be included in the sale.

KITCHEN/DINER

18' 1" x 9' 6" (5.51m x 2.9m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Newly fitted built in oven and hob with extractor over. Newly fitted Integrated fridge and freezer. Concealed new washing machine included. New microwave. Side access door. Defined dining area with patio doors to:



CONSERVATORY

9' 8" x 8' 2" (2.95m x 2.49m)

UPVC glazed, tiled floor. The furniture in this room is new and can be included in the sale.

FIRST FLOOR LANDING

Window to the side elevation. Doors to:



BEDROOM ONE

11' 6" x 9' 4" (3.51m x 2.84m)

Window to the front elevation. Fitted wardrobes, radiator.

BEDROOM TWO

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

Window to the rear elevation. Fitted wardrobes, radiator.

BEDROOM THREE

7' 11" x 6' 9" (2.41m x 2.06m)

Window to the front elevation, radiator.



BATHROOM

Window to the rear elevation. Suite comprising: corner shower cubicle, low level W.C, wash hand basin. Tiled walls. Cupboard housing the Bosch condensing central heating boiler.

EXTERNALLY

FRONTAGE

Shrub borders. Block paved drive provides off road parking.



REAR

A landscaped garden laid to lawn with a paved patio.

GARAGE

Concrete sectional construction. Up and over door.

NOTE

Our vendors inform us the property benefits from cavity wall and loft insulation. The boiler was installed early 2025. The vendors can negotiate with a potential buyer if they require any of the items such as furniture.

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.

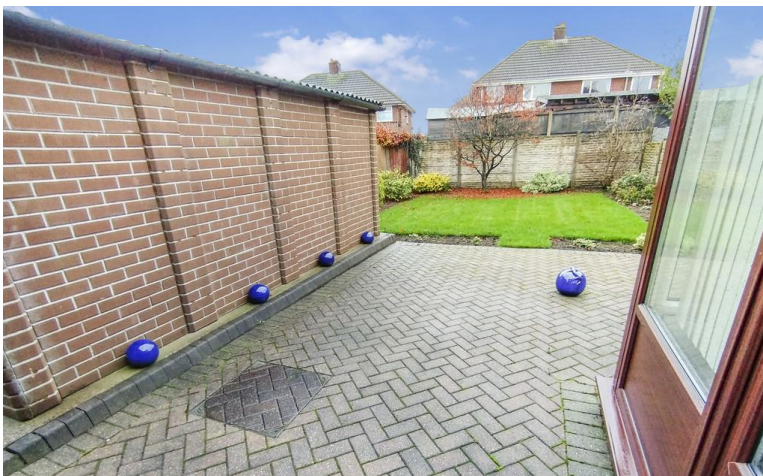
Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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

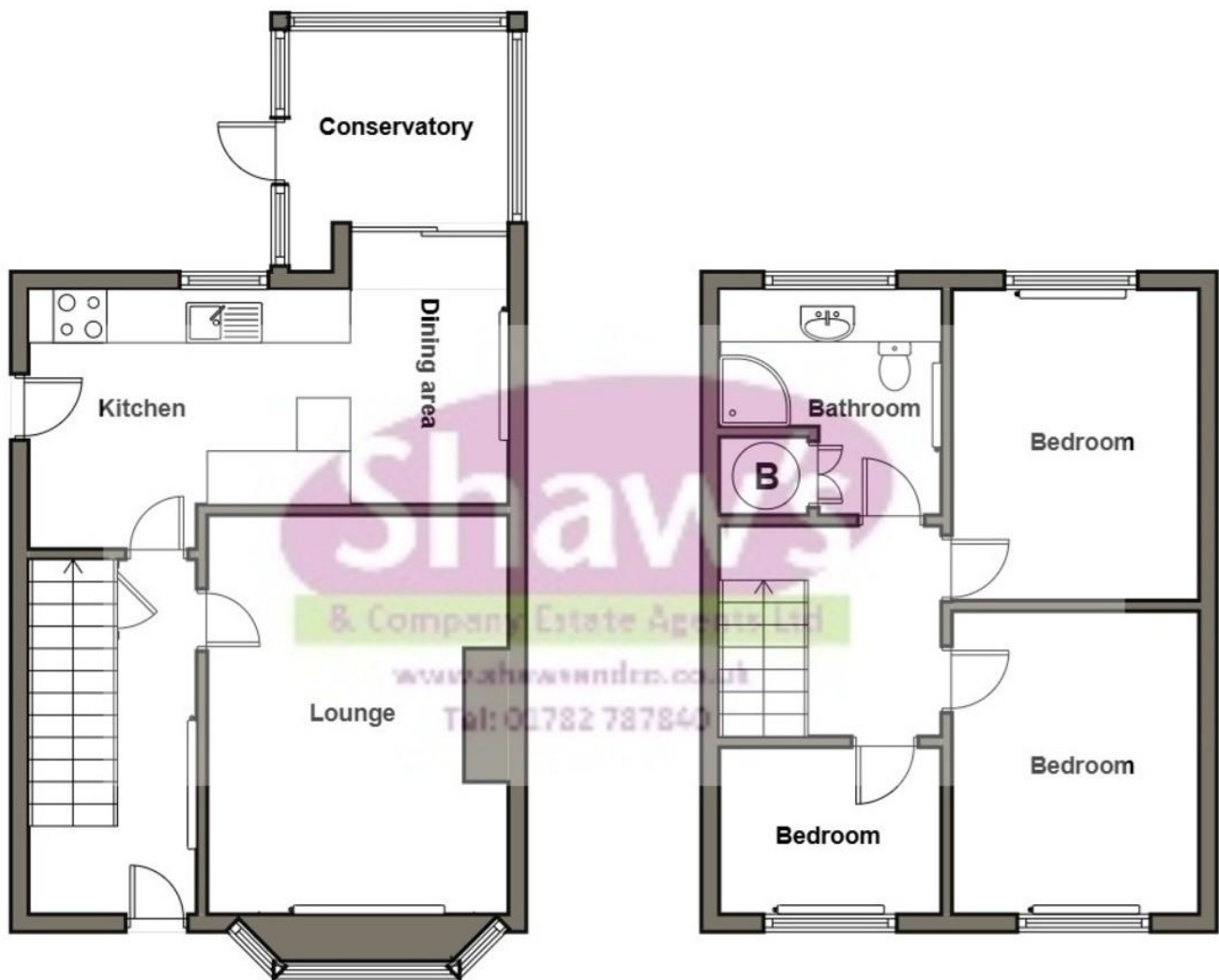
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising 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 B

EPC RATING (PDF available online)
Current: 70C Potential: 77C



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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