



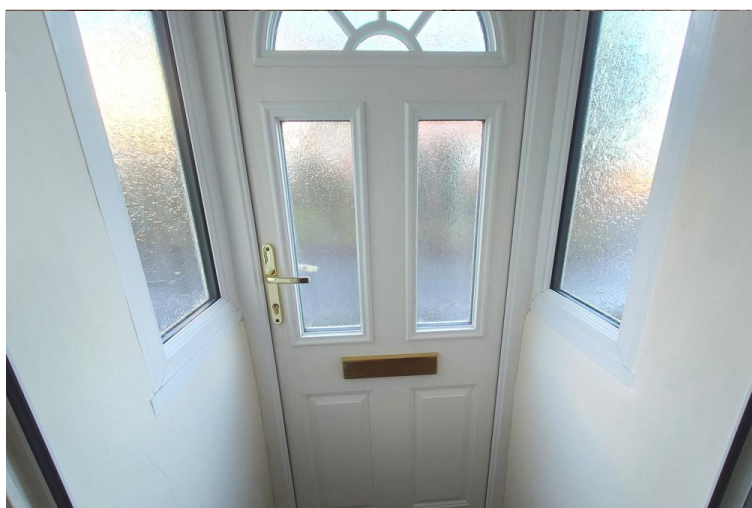
**Congleton Road**  
Talke, ST7 1LP

- A SEMI DETACHED HOUSE
- SPACIOUS ACCOMMODATION
- NO CHAIN, BEAUTIFULLY PRESENTED
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN, UTILITY & GROUND FLOOR W.C
- FIRST FLOOR BATHROOM
- PLEASANT REAR GARDEN

**£127,500**







## Property Description

### INTRO

Built in 1850 and situated on the doorstep to the shops/ amenities of Butt Lane and nearby to the A34/ A500 - This beautifully kept semi detached house is absolutely ready to move into! Available with NO CHAIN, the accommodation comprises of an entrance porch, dining room, lounge, well fitted kitchen, utility and W.C, and to the first floor are the TWO BEDROOMS and first floor bathroom. A lovely presented and private paved and lawned rear garden. The property is fully rendered and offers UPVC double glazing throughout and gas central heating from a Worcester gas combi boiler. Viewing essential!

### DIRECTIONS

For Sat Nav/ Google Maps please follow the postcode ST7 1LP from Red Bull traffic lights proceed into Butt Lane and the property can be found on the left hand side.





## ACCOMMODATION

### ENTRANCE PORCH

Composite front entrance door, and side windows. Tiled flooring. Composite door to:

### DINING ROOM

11' 9" x 11' (3.58m x 3.35m)

Window to the front, radiator. Cupboard housing updated electric consumer unit and meter. Fireplace surround and feature beam (no current fire there) Coving to the ceiling. Door to:



### LOUNGE

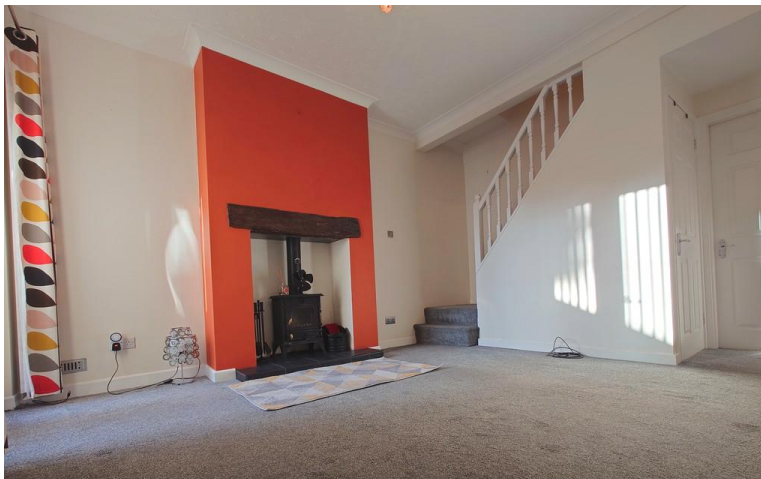
12' extends to 15'1 x 11' 9" (3.66m x 3.58m)

With feature multi fuel stove and surround, with feature beam above. French doors to the rear garden. Radiator. Useful understairs store cupboard. Staircase to the first floor. Coving to the ceiling. Door to:

### KITCHEN

15' 6" x 6' 7" (4.72m x 2.01m)

A wider than average 'Galley' style kitchen with plenty of base and wall mounted cupboard units. Worksurfaces over. Single drainer sink unit. Space for a tall standing fridge/ freezer. Tiled flooring. Cushion flooring. Electric oven/grill with induction hob, splash back tiling.



### UTILITY

5' 2" x 4' 5" (1.57m x 1.35m)

Window to the side. Worksurface with sink unit. Space and plumbing for a washing machine and dryer. Radiator. Cushion flooring. Door to:

### CLOAKS/ W.C

Low level W.C. Cushion flooring. Extractor fan. Hatch to loft store.

### FIRST FLOOR LANDING

Access to a large part boarded loft with ladder and lighting, you can stand full height, and is great for storage or a potential loft conversion.

### BEDROOM ONE

12' 6" x 11' 1" (3.81m x 3.38m)

Window to the front, radiator. Coving to the ceiling.

### BEDROOM TWO

11' 10" x 7' (3.61m x 2.13m)

Window to the rear, radiator. Door to useful storage cupboard also housing Worcester Greenstar 30i gas combi boiler (Fitted approx 3 years ago).







## BATHROOM

6' 11" x 5' 11" (2.11m x 1.8m)

A panelled bath and electric Mira shower over. Wall panelling. Low level W.C and wash hand basin. Cushion flooring. Radiator. Extractor fan.

## EXTERNALLY

### FRONT

Paved steps up to the front forecourt, enclosed via a wall. Gated access through to the side/ rear garden.

### REAR GARDEN

A delightful rear garden, being paved patio which then opens to a nice laid to lawn private garden area. Shrub borders. Enclosed by walls. Two Timber storage sheds.

## 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](mailto: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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

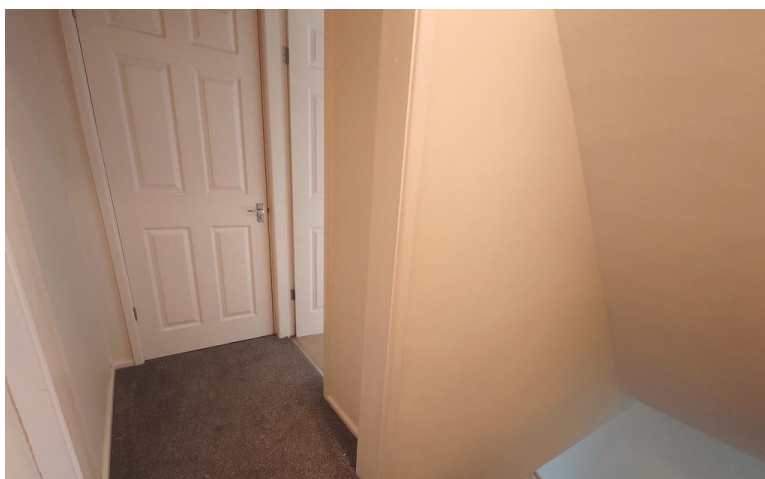
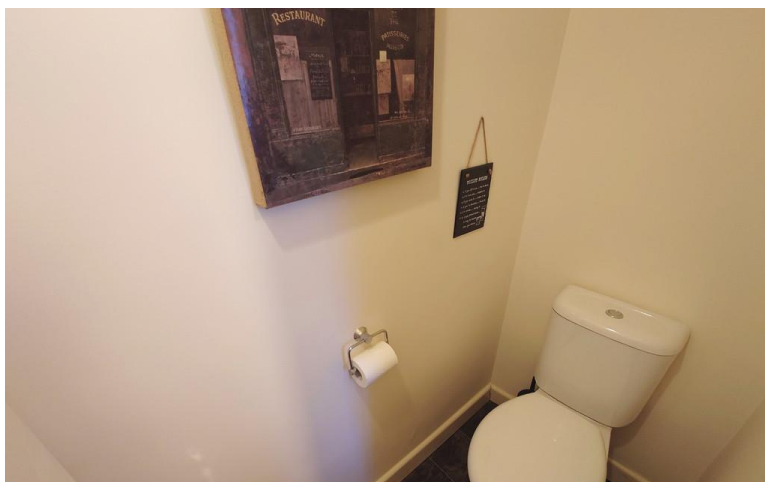




LOCAL AUTHORITY  
Newcastle Borough Council.

COUNCIL TAX BAND A

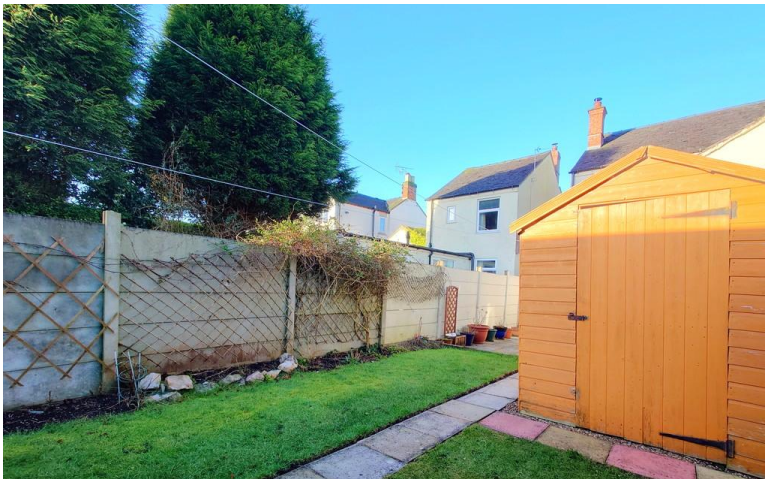
EPC RATING (PDF available online)  
Current: Potential:













43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

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