



Swan Close
Talke, ST7 1TA

- SPACIOUS DORMER BUNGALOW
- BREAKFAST KITCHEN, LOUNGE
- DINING ROOM, PLUS G F BEDROOM
- G F SHOWER ROOM
- FIRST FLOOR 2 BEDROOMS
- GARDENS TO THE FRONT, SIDE & REAR
- GARAGE & DRIVEWAY
- UPVC D/G & GAS C/H

£170,000





Property Description

INTRO

Located within a popular location a well presented spacious dormer bungalow which must be viewed be fully appreciated, comprising a breakfast kitchen, a spacious lounge, dining room, inner hall, a ground floor bedroom, a shower room, on the first floor are two bedrooms. Far reaching views to the front over towards Mow Cop and The Cheshire Plain. Externally a decking area to the frontage, a side paved patio area, a tiered rear garden with a good degree of privacy. A detached garage and driveway parking for a vehicle. UPVC double glazing & gas central heating. Viewing essential without further dleay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1TA. On entering Swan Close the property can be found at the head of the Cul De Sac, as identified by our for sale sign.

KITCHEN

11' 11" x 9' 6" (3.63m x 2.9m)





Windows to the side and rear elevations. A range of wall and base units, single drainer ceramic sink, worksurfaces. Space for appliances. Cupboard housing Main Eco combi boiler. Tiled floor, external access door.

LOUNGE

16' 7" x 10' 7" (5.05m x 3.23m)

Window to the front elevation with far reaching views. Feature open fireplace, radiator. Arch to:

DINING ROOM

11' 7" x 10' 7" (3.53m x 3.23m)

French doors to the rear elevation, radiator. Stairs to the first floor.



INNER HALL

Store cupboard.

GROUND FLOOR SHOWER ROOM

Window to the side elevation. Suite comprising: shower cubicle, low level W.C, wash hand basin. Splash back tiling, radiator.

GROUND FLOOR BEDROOM

10' 5" x 9' 7" (3.18m x 2.92m)

Window to the rear elevation, radiator.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 5" x 10' 3" (3.48m x 3.12m)

Window to the front elevation with far reaching views towards Mow Cop and the Cheshire Plain. Fitted wardrobes, storage to the eaves, radiator.

BEDROOM TWO

11' 5" x 10' 2" (3.48m x 3.1m)

Window to the front elevation with far reaching views. Fitted wardrobes, radiator.



EXTERNALLY

GARAGE

14' x 11' 8" (4.27m x 3.56m)

Up and over door. Electric light and power.

FRONTAGE

Steps lead to a decked area which has far reaching views.

SIDE GARDEN

Block paved patio.



REAR

Attracting the afternoon sun and with a great degree of privacy is a tiered garden. Landscaped with mature shrubs and a paved patio.

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 .

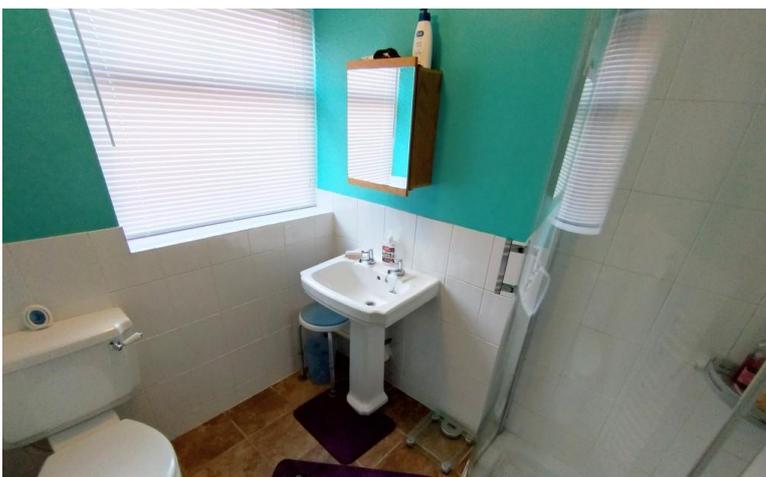
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND C

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 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