



**Bevan Avenue**  
**Talke Pits, ST7 1QU**

- STUNNING SEMI DET HOUSE
- KITCHEN/DINING ROOM, UTILITY, CLOAKS/W.C
- UPDATED & IMPROVED THOUGHOUT
- THREE GOOD SIZED BEDROOMS
- NEW SUMMERHOUSE WITH BI FOLDS
- UPDATED SHOWER ROOM
- HALL, LOUNG WITH STOVE
- UPDATED UPVC D/G GCH

**£240,000**





## Property Description

### INTRO

A stunning updated great sized beautifully presented semi detached house with a new large summerhouse/garden room with bi folding doors, which must be viewed to be fully appreciated. This lovely home comprises a wide hallway, separate lounge with a stove, a well appointed spacious L shaped kitchen/dining room with french doors to the rear garden, a utility room, cloaks/w.c, three good sized bedrooms, an updated white shower room. Externally a parking area to the frontage. A rear garden area with a patio area, raised border all enclosed attracting the afternoon sun. Modern UPVC double glazing & gas central heating from a modern combi boiler. A useful boarded loft area for storage. The property is located within a popular well regarded location with easy access to a wide range of amenities, shopping, schools, easy road links to the A34/A500/M6 network with rail links at Kidsgrove/Alsager. Lots of countryside close by. Viewing imperative! (draft details subject to approval)



#### DIRECTIONS

Please follow Sat Nav with postcode ST7 1QU. Turn off St Martins Road in to Bevan Avenue and the property can be found on the right hand side, as identified by our for sale sign.

#### ENTRANCE HALL

Entered through UPVC door. A generous space with staircase to the first floor, under stairs store, radiator.

#### LOUNGE

13' 8" x 11' 11" (4.17m x 3.63m)

Window to the rear elevation. Feature fireplace with inset log stove. Coving to the ceiling, radiator.



#### KITCHEN/DINER

20' 7" x 10' 6" (6.27m x 3.2m)

Two windows to the front elevation. A range of wall and base units with plinth lighting, inset sink, worksurface. Built in oven and hob with extractor over. Breakfast bar area, tiled floor, radiator. French doors lead to the garden.

#### UTILITY ROOM

13' 2" x 7' 3" (4.01m x 2.21m)

Two windows to the front elevation. Fitted wall and base units, worksurface. Space for appliances, radiator.



#### CLOAKROOM

Low level W.C.

#### FIRST FLOOR LANDING

Window to the front elevation. Access to the loft which is boarded for storage, electric light and pull down ladder. Doors to:

#### BEDROOM ONE

11' 11" x 11' 1 plus recess" (3.63m x 3.38m)

Window to the rear elevation. Fitted wardrobes, radiator.

#### BEDROOM TWO

12' x 9' (3.66m x 2.74m)

Window to the rear, radiator.

#### BEDROOM THREE

9' 7" x 7' 5" (2.92m x 2.26m)

Window to the front, radiator.



#### SHOWER ROOM

Window to the front elevation. Suite comprising: double shower cubicle with rainfall shower head, vanity wash hand basin, low level W.C. Splash back tiling, radiator.



## EXTERNALLY

### FRONTAGE

Tarmac drive provides off road parking.

### REAR

Enclosed and attracting the afternoon sun is a landscaped garden. Paved patio leads to a stone finished area. Railed border to the side with a retaining wall.

### 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 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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[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