



94 High Street
Talke Pits, Staffordshire ST7 1PY
Guide Price £110,000



INDEPENDENT ESTATE AGENTS

94 High Street, Talke Pits, Staffordshire ST7 1PY

Offering an exciting opportunity to put ones stamp on a home, Stephenson Browne take delight in bringing to the market this end Mews property sat in close proximity to local amenities of Talke. Conveniently located within close proximity to Kidsgrove and Newcastle and providing great road links to the A500 and M6. Currently, the internal accommodation in brief comprises, to the ground floor: spacious entrance hall, good sized dining lounge, kitchen and downstairs W.C .To the first floor we have two double bedrooms, a third single plus a good sized family bathroom which consists of a panelled bath with overhead shower, low level WC and pedestal wash hand basin. The property is warmed by Gas Central Heating alongside uPVC double glazing. The property benefits from being freshly decorated with new carpets and cushion flooring throughout. The property boasts a large blocked paved drive for off road parking. New roof put on in 2017. Offered For Sale with No Upward Chain, a home which must be viewed in order to appreciate the potential on offer. Ample room for a conservatory at rear and side extension.

Entrance

uPVC door to front elevation, ceiling light and radiator.

WC

uPVC frosted window to front elevation, low level WC, pedestal sink, radiator and ceiling light.

Kitchen 8 x 11'4 (2.44m x 3.45m)

uPVC window to rear elevation, uPVC door to rear elevation, part tiled walls, cushioned flooring. Range of wall and base units, room for freestanding fridge freezer, room for freestanding oven, plumbing for washing machine, one and a half bowl stainless steel sink with drainer, breakfast bar. Plug sockets, radiator, strip light and door to understairs storage/pantry. Door providing access to the back garden area.

Dining Lounge 11'8 max x 21'6 (3.56m max x 6.55m)

uPVC window to front and rear elevation, two ceiling lights, plug sockets, two radiators, TV point.

Landing

Large storage cupboard and access to boarded loft space.

Bedroom One 12'11 x 12'8 max (3.94m x 3.86m max)

uPVC window to front elevation, radiator, plug sockets and ceiling light.

Bedroom Two 13 x 10'7 max (3.96m x 3.23m max)

uPVC window to rear elevation, ceiling light, radiator and plug sockets.

Bedroom Three 8'4 x 6'10 (2.54m x 2.08m)

uPVC window to front elevation, radiator, ceiling light, plug sockets and built in wardrobe.

Bathroom 8'3 x 5'8 (2.51m x 1.73m)

uPVC frosted window to rear elevation, cushioned flooring, tiled walls, panelled bath with electric shower over, pedestal sink, low level WC, ceiling light and radiator.

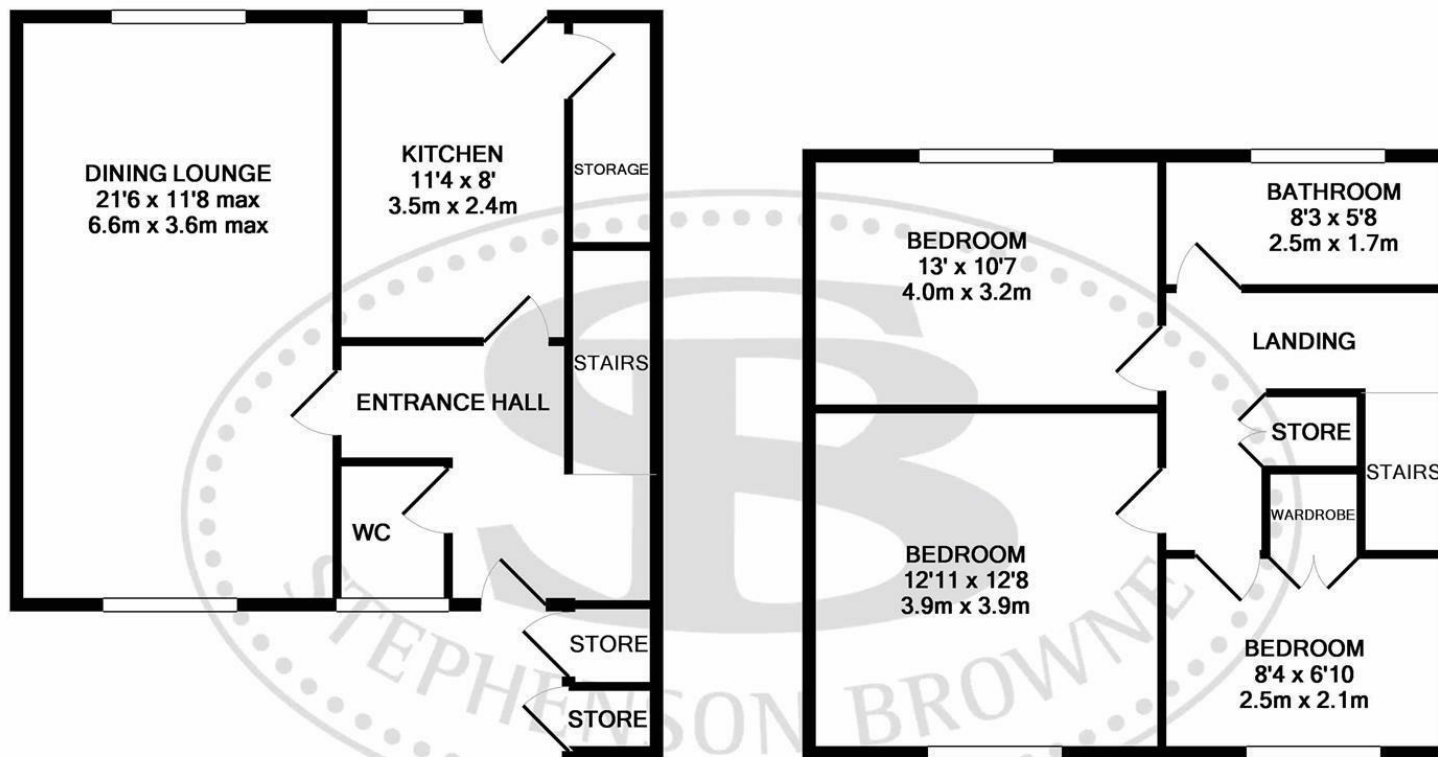
Outside

Front lawned garden. Rear patio style area. Large driveway at side for off road parking.



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors.

Viewing: Please ring us to make an appointment. We are open from at least 9am to 5:30pm Monday to Friday and 9am to 4pm Saturday.

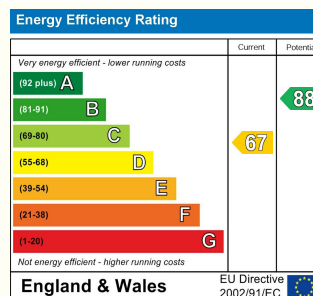


GROUND FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1030 SQ.FT. (95.7 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017



13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

T: 01270 883130 | F: # | E: sales@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk

