

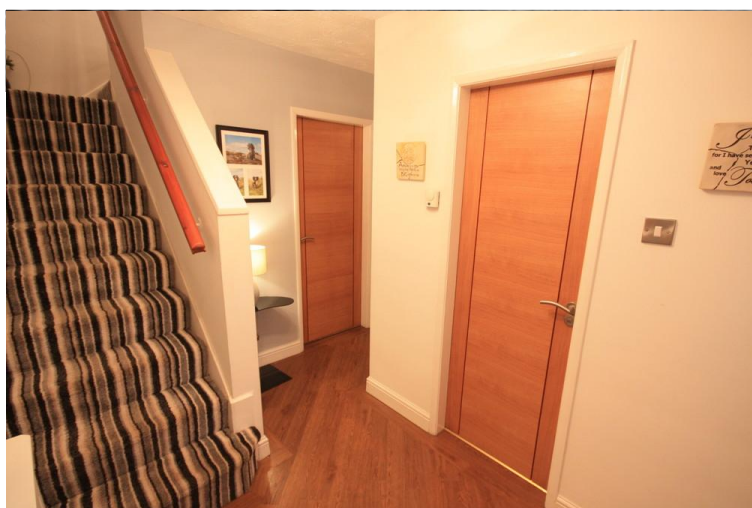
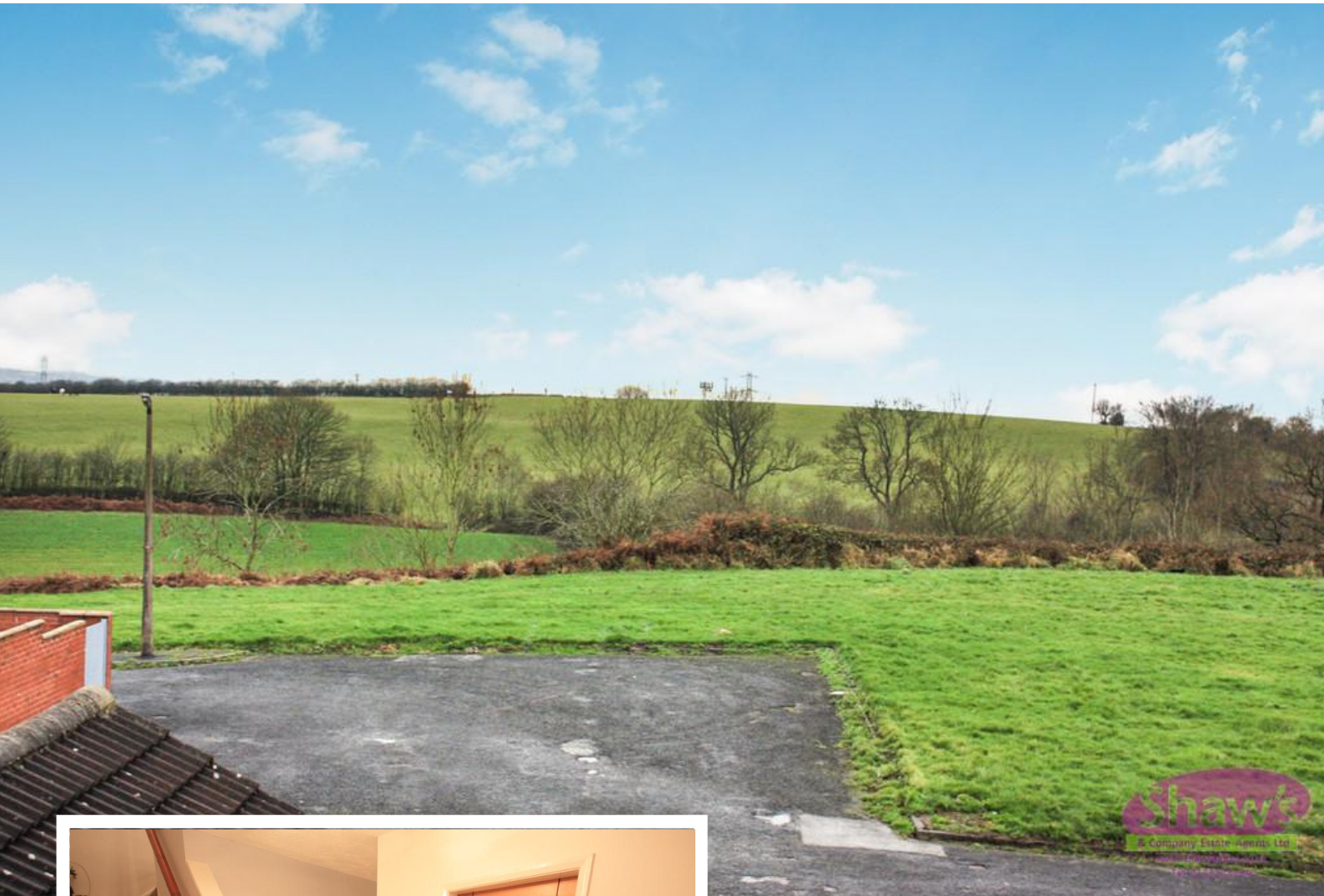


Barrie Gardens Talke, ST7 1PB

- A SPACIOUS END TOWN HOUSE
- BEAUTIFULLY PRESENTED
- HALL, CLOAKS/W.C
- SPACIOUS LOUNGE/DINING ROOM
- THREE GOOD SIZED BEDROOMS
- SHOWER ROOM
- PARKING TO FRONT
- GARAGE TO REAR

£149,995





Property Description

INTRODUCTION

Shaw's & Co are delighted to offer for sale a beautifully presented spacious end town house! Comprising hallway, cloaks/w.c, a spacious lounge/dining room, kitchen, three good sized bedrooms, a first floor shower room. A pleasant elevated cul de sac location with views to the rear. Externally a block paved frontage for parking, detached brick garage and useful outhouses. A low maintenance rear garden attracting afternoon sun. UPVC double glazing and gas central heating. The property is within easy access to lots of facilities within Talke and excellent road links to the A34/A500. Viewing absolutely imperative without delay!

DIRECTIONS

Please follow Sat Nav for postcode ST7 1PB. The property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a composite door with a glazed panel. Kardean flooring. Radiator.

CLOAKROOM

Window to the front elevation. Low level W.C, tiled floor, wash hand basin with vanity cabinet below.

KITCHEN

12' x 11' 3 max" (3.66m x 3.43m) A range of wall and base units, single drainer sink unit with mixer tap, worksurfaces. Built in fridge and freezer, oven and hob, dishwasher included. Tiled floor. Useful understairs storage. Windows to the rear and a composite rear access door with glazed panel. Radiator.



LOUNGE/DINER

21' 5" x 11' 6" (6.53m x 3.51m) Window to the front elevation. French doors lead to the garden. Two radiators.

FIRST FLOOR LANDING

Access to the loft. Cupboard housing hot water cylinder. Doors to:

BEDROOM ONE

13' 2" x 12' 2" (4.01m x 3.71m) Window to the front elevation. Radiator.



BEDROOM TWO

12' 10" x 9' (3.91m x 2.74m) Mock juliet balcony to the rear elevation giving far reaching views with a glass screen. Radiator.

BEDROOM THREE

8' 2" x 6' 10" (2.49m x 2.08m) Window to the front elevation. Useful storage cupboard. Radiator.

BATHROOM

Window to the rear elevation. Comprising panelled bath, low level W.C, wash hand basin. Part tiled walls. Chrome towel radiator. Extractor fan.



EXTERNALLY

FRONTAGE

A driveway provides parking. Two side store rooms entered through a UPVC door. One store cupboard measures 6 x 3'4 and an attached smaller store cupboard.

REAR GARDEN

The vendors advise the garden is approx South facing. A paved patio area, leading to a further enclosed seating area. Hot and cold water taps. Gravel and shrub borders.



An enclosed garden area.

GARAGE

18' 10" x 9' 7" (5.74m x 2.92m) A detached brick garage with up and over door. Electric light and power.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

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.

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.







EPC RATING (PDF available online)

EPC Current Energy Efficiency: 73

EPC Potential Energy Efficiency: 87

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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 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