



11 Audley Road
Talke Pits, ST7 1UG

- LOCATED WITHIN A SEMI RURAL LOCATION
- BEAUTIFULLY PRESENTED
- TWO BEDROOM COTTAGE
- OPEN VIEWS TO THE FRONT
- UPVC D/G, GAS C/HEATING
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- CONVENIENT LOCATION

Offers In Excess Of £105,000





Property Description

DIRECTIONS

Please follow Sat Nav for postcode ST7 1UG from Swan Bank proceed along the country lane Audley Road and the property can be found on the left hand side as identified by our For Sale Sign.

LOUNGE

10' 11" x 10' 9" (3.33m x 3.28m) Wall mounted central heating radiator. Upvc double glazed window to the front and Adam style fireplace with tiled back and hearth with inset gas fire, cupboard housing meters.

DINING ROOM

11' 11" x 10' 11" (3.63m x 3.33m) Wall mounted central heating radiator, under stairs storage cupboard. Upvc double glazed window to rear feature Antique Style cast iron fireplace.

KITCHEN

8' 11" x 5' 11" (2.72m x 1.8m) A pleasant fitted kitchen comprising a range of base units with solid work tops over,





wall units, ceramic sink and drainer with mixer tap, oven, gas hob, with extractor over and oven below. Wall mounted central heating boiler. Tiled flooring, part tiled walls, upvc double glazed to rear and door leading to the side providing rear access to the patio garden.

FIRST FLOOR LANDING

BEDROOM ONE

11' 10" x 11' 0" (3.61m x 3.35m) Double bedroom wall mounted central heating radiator and upvc double glazed window to front. With views over adjacent countryside.

BEDROOM TWO

11' 11" x 11' 0" (3.63m x 3.35m) Double bedroom with wall mounted central heating radiator, built in storage cupboard and upvc double glazed window to rear. Door leading to:



BATHROOM

8' 11" x 5' 11" (2.72m x 1.8m) A white three piece suite comprising low level w.c, pedestal wash hand basin and bath. Tiled flooring, part tiled walls and wall mounted central heating radiator, upvc frosted double glazed window to rear. Overstairs store area.



EXTERNALLY

FRONTAGE

To the front of the property there is a paved area providing potential off road parking.

REAR

To the rear of the garden there is a paved yard area with brick wall borders and gated rear access.

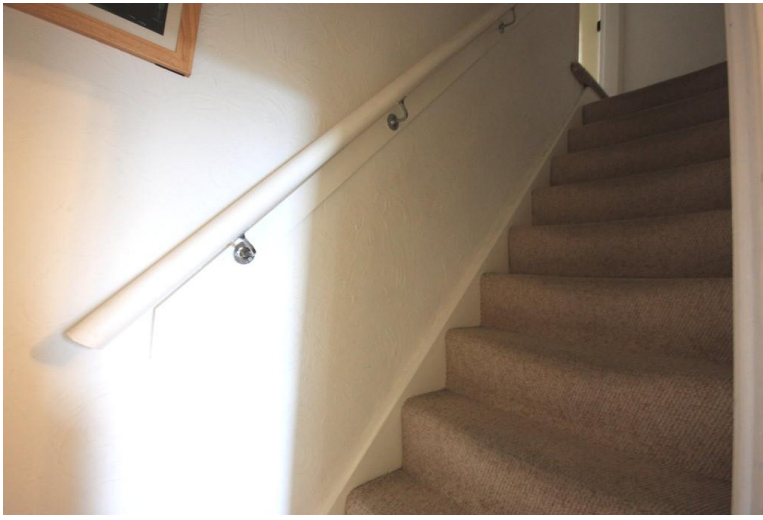
VIEWING ARRANGEMENTS

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

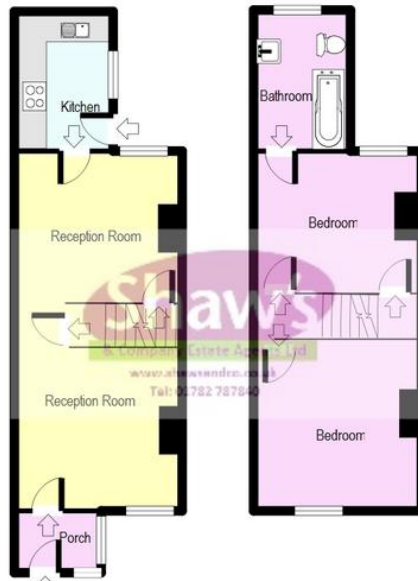
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on 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.



While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, doors, rooms and any other areas are approximate and the responsibility of the buyer. The floor plan is a guide only and not a contract. The services, appliances, fixtures have not been visited and guaranteed. It is the buyer's responsibility to check the floor plan and any other areas of the property. The services, appliances, fixtures have not been visited and guaranteed. It is the buyer's responsibility to check the floor plan and any other areas of the property.



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 and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Visual Builder

EPC RATING (PDF available online)

EPC Current Energy Efficiency: 65

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 and 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