



27 Rowhurst Crescent
Talke, ST7 1GB

- DETACHED RESIDENCE
- WELL APPOINTED CONSERVATORY
- HALL, CLOAKS, LARGE LOUNGE
- DINING ROOM & KITCHEN
- FOUR BEDROOMS
- ENSUITE & BATHROOM
- LANDSCAPED GARDENS
- SOLAR PANELS

£249,995





Property Description

DIRECTIONS

Please follow Sat Nav for postcode ST7 1GB. On entering the development, turn right, then left. The property can be found on the right hand side.

ENTRANCE HALL

Entered through a double glazed composite door, very useful understairs store cupboard, further cupboard housing a dryer with vent. Laminate flooring. Door to:

CLOAKS/WC

Comprising a low level W.C wash and basin, radiator.

LOUNGE

15' 4" x 14' 4" (4.67m x 4.37m) A large almost square lounge with a pleasant modern feature fireplace and electric fire suite. Window to the front elevation. Radiator.

DINING ROOM

11' 6" x 9' 10" (3.51m x 3m) Radiator. Double glazed patio doors give access to the:





CONSERVATORY

12' 11" x 11' 9" (3.94m x 3.58m) The conservatory provides a further reception room overlooking the landscaped garden. Dwarf wall construction with double glazed windows to the rear and side aspect, feature high wall with upper glazed windows. Laminate flooring. Wall lights. Two radiators. Double glazed french doors lead to the garden.

KITCHEN

11' 6" x 10' 8" (3.51m x 3.25m) Window to the rear elevation. Excellent sized kitchen. Comprising a range of fitted wall and base units. Stainless steel sink unit. Worksurfaces. Integrated washing machine, dishwasher, electric oven, gas hob with extractor over. Central heating boiler. Radiator.



FIRST FLOOR LANDING

Window to the side elevation. Airing cupboard. Loft access, we understand the loft to be part boarded. Doors to all four bedrooms and the bathroom:

BEDROOM ONE

12' 3" x 11' (3.73m x 3.35m) Window to the rear aspect. Radiator. Door to:

BEDROOM TWO

11' 2" x 8' 5" (3.4m x 2.57m) Window to the rear aspect. Radiator.



ENSUITE

Shower cubicle, low level w.c, wash hand basin. Extractor fan. Radiator.

BEDROOM THREE

11' x 7'9" (3.38m x 3.12m) Window to the front elevation. Radiator.

BEDROOM FOUR

9' 10" x 9' 8" (3m x 2.95m) Window to the front elevation. Built in storage. Radiator.



BATHROOM

Window to the side elevation. Suite comprises, panelled bath, low level w.c, wash hand basin. Partly tiled walls. Extractor fan. Radiator.

EXTERNALLY

FRONT GARDEN

A long tarmac drive provides parking spaces and access to the garage. A landscaped and paved area and walkway to



the property.

REAR GARDEN

A landscaped garden with shrub borders. The garden has a great degree of privacy. Landscaped with artificial grass. A Paved patio area.

GARAGE

17' 5" x 8' 6" (5.31m x 2.59 m) Up and over door. Full electrics. Pitched roof for storage.

SOLAR PANELS

Solar Panels are fitted to the rear of the house and are included within the sale of the property.

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.







EPC RATING (PDF available online)

EPC Current Energy Efficiency: TBC

EPC Potential Energy Efficiency: TBC

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
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 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