



**3 Derby Road**  
**Talke, ST7 1SG**

- DETACHED BUNGALOW
- NO CHAIN
- WITHIN A WELL REGARDED LOCATION
- LARGE LOUNGE, BREAKFAST KITCHEN
- TWO/THREE BEDROOMS
- SHOWER ROOM
- LANDSCAPED GARDENS
- GARAGE & CARPORT

**£179,950**





## Property Description

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1SG. Follow Derby Road from Chester Road. The property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE PORCH

Dwarf wall construction. UPVC door and windows. Door to:

### LOUNGE

18' 4" x 10' 3" (5.59m x 3.12m) Walk in bay window to the front elevation. Feature fireplace with gas fire. Radiator. Coving to the ceiling. Wall lights.

### INNER HALL

Two cloaks cupboards. Cylinder cupboard. Access to the loft space.

### LOFT AREA

15' 8" x 8' (4.78m x 2.44m) Useful space for storage or hobby room. Velux window, electric lighting. Storage to





eaves.

#### KITCHEN/BREAKFAST ROOM

12' 3" x 8' 4" (3.73m x 2.54m) Window to the rear elevation. Comprising a range of wall and base units, single drainer sink unit, worksurfaces. Space for appliances. Wall mounted Micron Gas Boiler. Extractor hood. External extractor fan. Splash back tiling. Tiled floor. Defined dining area. UPVC door to the side elevation. Telephone point.

#### BEDROOM ONE

13' x 11' 2" (3.96m x 3.4m) Window to the front elevation. Fitted wardrobes. Coving to the ceiling. Radiator.



#### BEDROOM TWO

10' 1" x 9' 8" (3.07m x 2.95m) Window to the rear elevation. Fitted wardrobes. Coving to the ceiling. Radiator.

#### DINING ROOM/BEDROOM THREE

7' 6" x 6' 11" (2.29m x 2.11m) Window to the rear elevation. Currently with open access from the hallway. A partition wall could easily create a third bedroom. Radiator.



#### SHOWER ROOM

Window to the rear, radiator, tiled floor, splash back tiling to the walls, a large enclosed shower cubicle. Low level W.C and wash hand basin.

#### EXTERNALLY

##### GARAGE

17' 8" x 8' 4" (5.38m x 2.54m) Front and side entrance doors. Window to the side.

##### FRONT GARDEN

Landscaped with paved area and shrub borders. A driveway provides parking. Covered carport. UPVC fascia and soffits to the bungalow.



##### REAR GARDEN

Attracting the afternoon sun, the landscaped tiered garden has a lawn, paved patio areas and shrub borders. Plenty of space to add either a conservatory or summer house, subject to planning consent. A far reaching view towards Mow Cop and the Cheshire Plain.

#### 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.







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.

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