

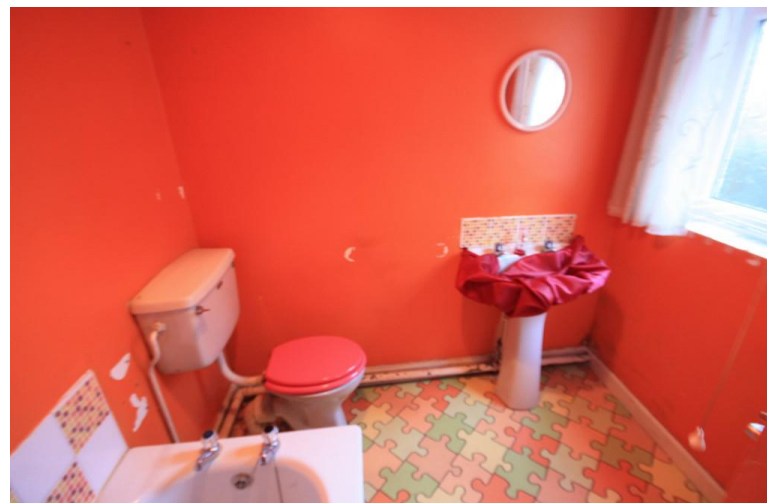
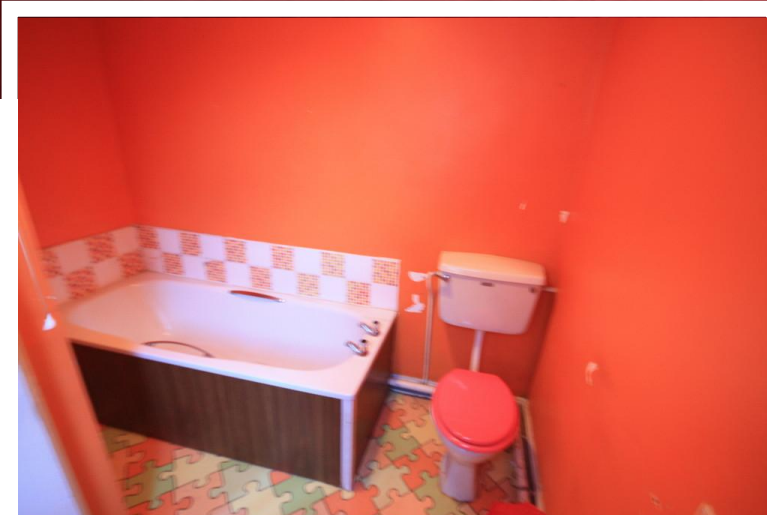
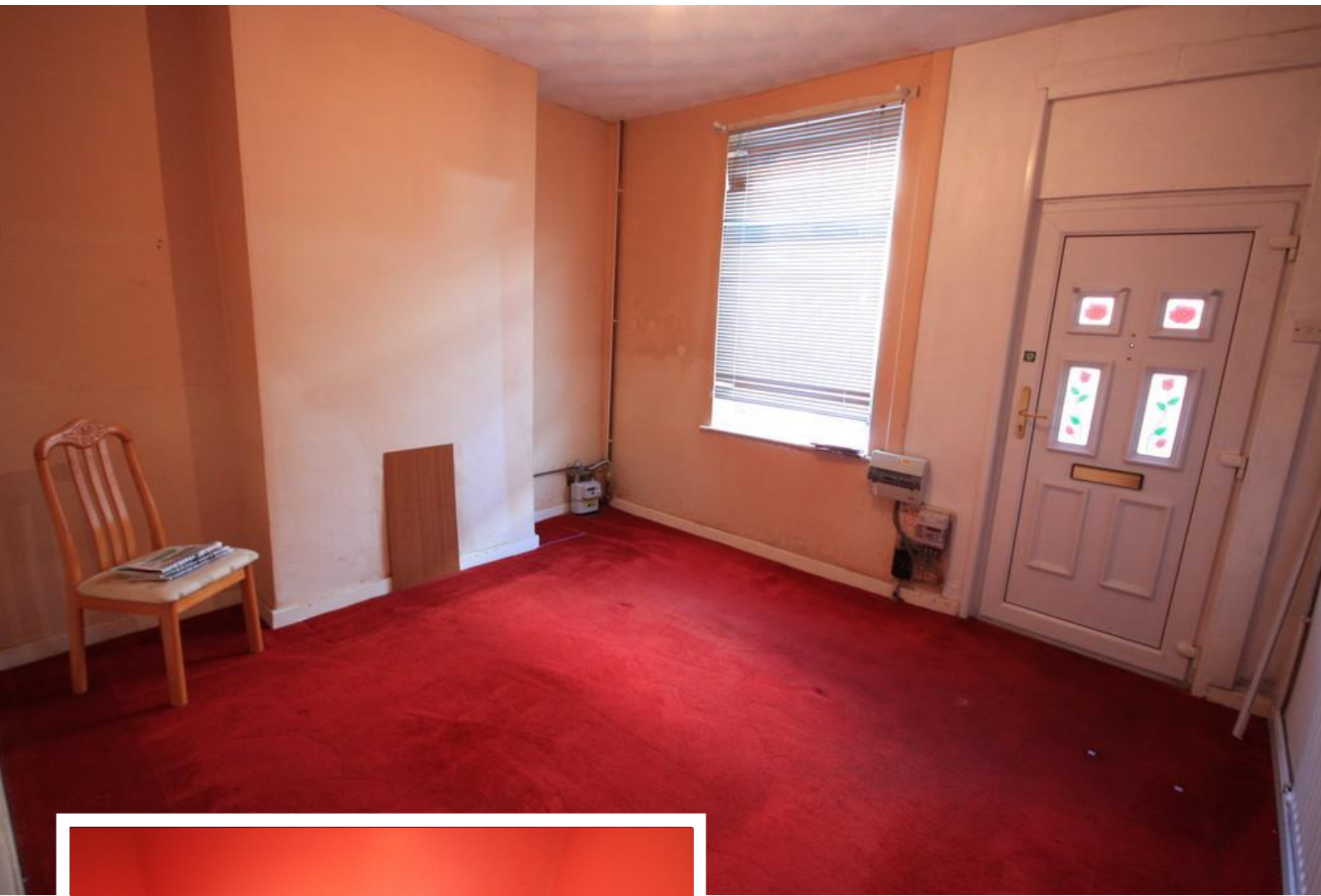


**22 Church Street**  
**Talke, ST7 1NX**

- A TWO BEDROOM TOWN HOUSE
- WITH NO CHAIN
- SOME FURTHER POTENTIAL
- LOUNGE, DINING ROOM
- KITCHEN WITH POTENTIAL
- GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- REAR GARDEN

**£76,000**





## Property Description

### INTRODUCTION

Get me to the Church on time! at Church Street we are pleased to offer for sale a two bedroom good sized town house with some further potential, no chain, comprising, lounge, dining room, kitchen with potential, rear hall, ground floor bathroom, two double bedrooms. A paved rear yard and rear garden area. UPVC double glazing & combi gas central heating. The property is within easy access to daily facilities, with rail links at Kidsgrove & Alsager & good road links to the A500 A brilliant first time buy and/or investment.

### DIRECTIONS

Please follow Sat Nav for poscode ST7 1NX. From Cedar Avenue and Congleton Road. Proceed along Church Street. The property can be found on the right hand side, as identified by our for sale sign.





#### LOUNGE

12' 7" x 10' 11" (3.84m x 3.33m) Entered through a UPVC door. Window to the front elevation. Radiator.

#### DINING ROOM

12' 7" x 11' 11" (3.84m x 3.63m) Window to the rear elevation. Stairs to the first floor. Tiled fireplace. Radiator.

#### KITCHEN

11' 10" x 6' 11" (3.61m x 2.11m) Window to the side elevation. A range of wall and base units, single drainer sink unit, work surface. Double radiator.

#### REAR HALL

UPVC part glazed door giving access to the yard/garden. Further door to:

#### BATHROOM

8' 2" x 6' 11" (2.49m x 2.11m) Window to the side elevation. The large bathroom comprises, panelled bath, low level W.C, wash and basin. Radiator.

#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

12' 11" x 10' 11" (3.94m x 3.33m) Window to the front elevation. Radiator.

#### BEDROOM TWO

12' 7" x 12' (3.84m x 3.66m) Window to the rear elevation. Storage cupboard houses the Gas Central Heating Boiler.

#### EXTERNALLY

#### REAR YARD

Apaved rear yard leads to:

#### REAR GARDEN

Useful outdoor space in need of landscaping.

#### 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

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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