

Shaw's
& Company Estate Agents Ltd

Lichfield Road

Talke, ST7 1SQ

- A SEMI DETACHED BUNGALOW
- NO CHAIN
- TWO BEDROOMS
- LOUNGE, KITCHEN/ DINER
- DRIVEWAY, CARPORT & GARAGE
- VIEWS TO THE REAR
- PRIVATE LANDSCAPED REAR GARDEN
- POTENTIAL TO IMPROVE & UPDATE

£162,500











Property Description

INTRO

Set along a quiet and well regarded street in Talke Pits, this semi detached bungalow has great potential and is available with NO CHAIN! Entrance porch and hall, lounge, kitchen/ diner, two bedrooms, and a shower room. UPVC double glazing and gas central heating from a combi boiler. A good sized driveway with carport, and leading to a detached garage. To the rear, a beautifully presented private garden provides a lovely space to relax and unwind, with far reaching views towards the iconic Mow Cop Castle. Also being in within easy access to amenities, bus routes, Freeport, and nearby road links to the A34, A500 and M6. Get in touch with us today to get your viewing booked!

DIRECTIONS

Please follow Sat Nav with postcode ST7 1SQ. From Chester Road, turn right into Lichfield Road to near the end of the street, where the property can be found on the left hand side as identified by our For Sale sign.









ACCOMMODATION

ENTRANCE PORCH
UPVC front entrance door with side windows. Timber door to:

HALLWAY
13' 10" x 3' 6" (4.22m x 1.07m)
An L shaped hallway. Store cupboard, access to the loft, radiator.

LOUNGE
14' 4" x 12' 5" (4.37m x 3.78m)
Bay window to the front elevation, a second window to the side elevation. Fireplace with inset gas fire, coving to the ceiling, radiator.

BEDROOM ONE
10' 5" x 9' 10" (3.18m x 3m)
Window to the front elevation. Fitted wardrobes, coving to the ceiling, laminate flooring.

BEDROOM TWO
12' 5" x 8' 10" (3.78m x 2.69m)
Patio doors to the rear garden. Coving to ceiling, laminate flooring, radiator.

SHOWER ROOM
6' 1" x 5' 4" (1.85m x 1.63m)
Window to the rear elevation. Suite comprising: Enclosed shower cubicle with mains pressure power shower, low level W.C, wash hand basin with vanity unit below. Part tiled walls.

KITCHEN/DINER
11' 7" x 10' 5" (3.53m x 3.18m)
Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Space for white goods. Cupboard housing the Mains Eco gas central heating boiler. Electric consumer unit, two radiators.

EXTERNALLY

FRONTAGE
A landscaped front garden area, with wrought iron gated access to the good sized driveway with carport over. Secure gated access to the rear garden.

DETACHED GARAGE
Up and over door. Electric light and power.

REAR GARDEN
A nicely presented landscaped rear garden with shrubs









and paved areas, enclosed by fencing and offering a pleasant private garden area. Open outlook to the rear with a view towards Mow Cop castle.

VIEWING ARRANGEMENTS
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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.

COUNCIL TAX BAND B

EPC RATING (PDF available online)
Current: 68D Potential: 84B









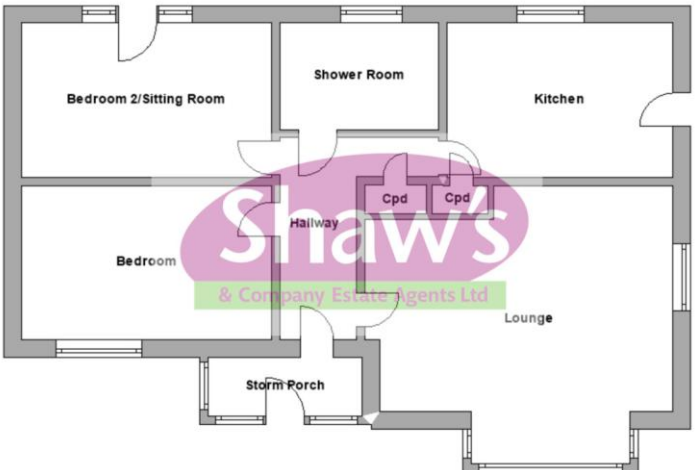




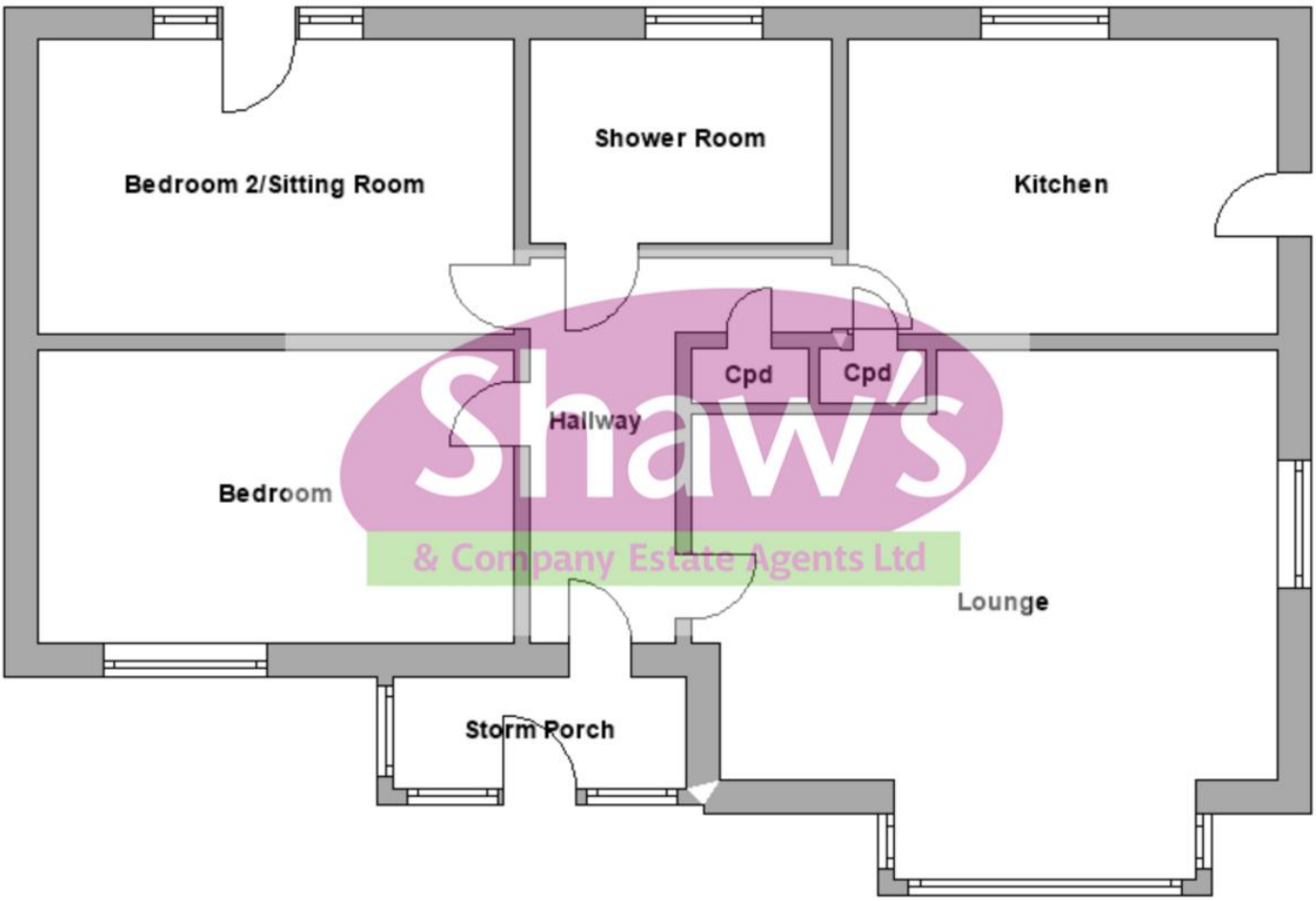







Bedroom 2/Sitting Room
Shower Room
Kitchen
Cpd
Cpd
Hallway
Bedroom
Lounge
Storm Porch





Shaw's
& Company Estate Agents Ltd

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 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