



**Congleton Road**  
**Talke, ST7 1NE**

- A TERRACED HOUSE
- TWO BEDROOMS
- NEW KITCHEN & BATHROOM
- REAR YARD WITH NICE OUTLOOK
- NEW ROOF, NEW BOILER
- NEW DAMP PROOF COURSING
- RE-RENDERED & FRESHLY DECORATED
- ON THE DOORSTEP TO AMENITIES & ROAD LINKS

**Offers Over**  
**£125,000**





## Property Description

### INTRO

With a beautiful presentation throughout, this TWO BEDROOM terraced property has all the pricey jobs already covered for you! With a new roof, new boiler, newly modernised kitchen and bathroom, new damp proof coursing (being drilled and plugged), newly rendered, new windows, new front and back doors, AND with fresh decor throughout! Comprising a lounge, breakfast kitchen, rear hall, bath/ shower room, and the two bedrooms to the first floor. Steps up to the front and to the rear is a paved patio low maintenance garden, with steps up to a lovely seating area with a lovely outlook. UPVC double glazing and gas central heating from a combi boiler. Ideal location to nearby amenities of Butt Lane/ Talke and sitting on the A34 so easy access to both Stoke and Cheshire. Contact us today to get your viewing booked in ASAP!

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1NE from Red Bull lights the property can be found on the right hand side as identified by our For Sale Sign.



## ACCOMMODATION

### LOUNGE

12' 2" x 10' 10" (3.71m x 3.3m)

Front composite entrance door. Radiator. Door to:

### KITCHEN

10' 10" x 9' 5" (3.3m x 2.87m)

A newly fitted kitchen with base and wall mounted cupboard units, with worksurfaces and splash back tiling. Breakfast bar seating area. Single drainer sink unit. Integrated tall fridge freezer. Integrated oven/ grill with electric induction hob and fitted extractor over. Space and plumbing for washing machine. Radiator. Tiled flooring. Door to a useful understairs store/ pantry area. Door to staircase to the first floor. Door to:

### HALL

Tiled flooring. UPVC rear access door.

### BATHROOM

8' 11" x 5' 6" (2.72m x 1.68m)

A modernised bathroom suite, being fully tiled and benefitting from both a panelled bath and separate enclosed shower cubicle. Low level W.C and wash hand basin. Chrome towel radiator. Spotlights to the ceiling.



## FIRST FLOOR LANDING

### BEDROOM ONE

10' 10" x 10' 3" min excl wardrobes (3.3m x 3.12m)

Window to the front, with a view to Mow Cop Castle. Radiator. Mirrored wardrobes.

### BEDROOM TWO

11' 1" x 9' 6" (3.38m x 2.9m)

Window to the rear, radiator. Door to store cupboard, also housing recently fitted Alpha combi gas boiler.



### FRONTAGE

With two ways of access via steps to the front, or to the side. Gravelled stone area. Side entry leads through to the rear.

### REAR GARDEN

A paved patio rear, leads with steps up to a further section, with all new fencing, and an excellent area for seating with a nice raised outlook. Pergola with storage and enclosed with wall.





#### 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](mailto: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 be 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 A

#### EPC RATING (PDF available online)

Current: 60D Potential: 78C









## 82 Congleton Road



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 Floor Plan Creator

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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 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