



Old Butt Lane, Talke,
Staffordshire ST7 1NJ

 **OneAgency**

01782 970222

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Offers in Region of £125,000

Attractive semi detached house situated in a popular location, convenient for access to the A34. The property offers well presented accommodation with a rear garden and is offered with no chain involvement.





LOUNGE

3.66m x 3.64m (12' 0" x 11' 11") Double glazed window to front, gas coal effect living flame fire with feature fireplace, door to front, radiator.

INNER LOBBY

Stairs to first floor.

DINING ROOM

3.66m x 3.64m (12' 0" x 11' 11") Double glazed window to rear and side, radiator, gas living flame fire with feature fireplace.

KITCHEN

2.27m x 2.71m (7' 5" x 8' 11") Fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan above, plumbing for washing machine, tiled floor, double glazed window to side, stainless steel sink and drainer unit with mixer tap, plumbing for slim line dishwasher.

FIRST FLOOR

BEDROOM 1

4.70m x 3.64m (15' 5" x 11' 11") Double glazed window to rear, radiator, built in storage area, access to loft and access into Bathroom.



BATHROOM (Access through Bedroom 1)

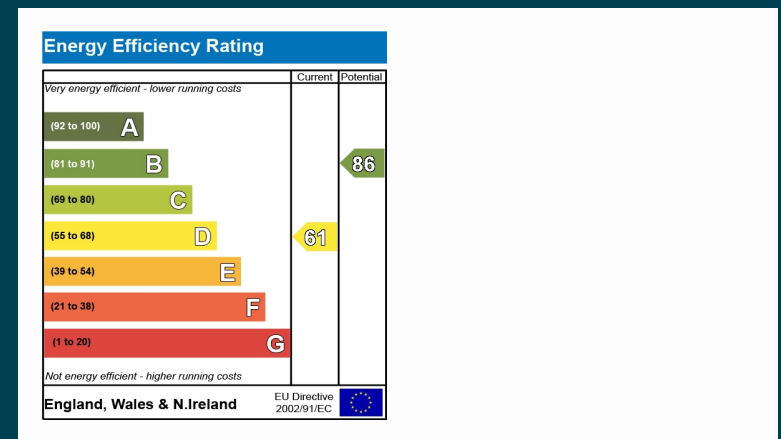
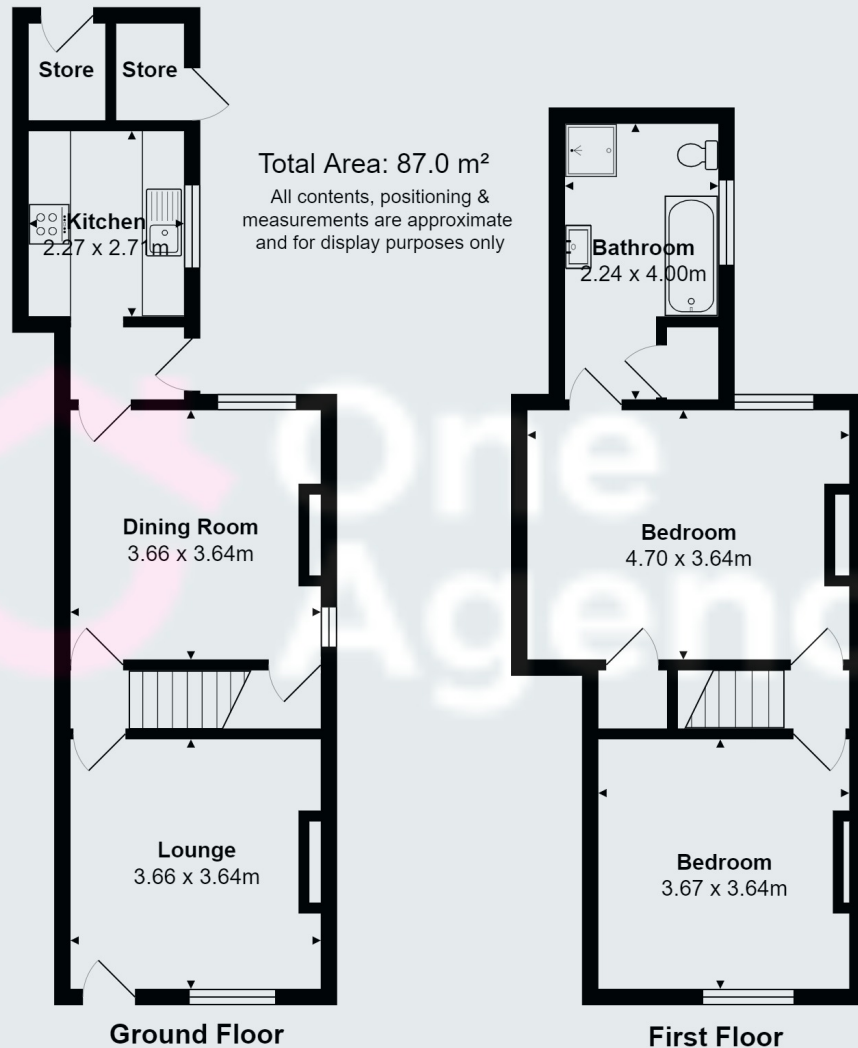
2.24m x 4.00m (7' 4" x 13' 1") Bathroom suite comprising of panelled bath with separate shower cubicle, WC and hand wash basin. Double glazed frosted window to side, laminate floor, built in storage area.

Bedroom 2

3.67m x 3.64m (12' 0" x 11' 11") Double glazed window to the front, radiator.

OUTSIDE

Established rear garden and forecourt. Outside storage.



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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