



Church Street,
Talke



OneAgency

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Offers in Region of £140,000

A very well-presented semi-detached house, benefiting from a good-sized and attractive rear garden. Situated in the popular residential area of Talke, the property is close to open countryside and offers easy access to the A500. The accommodation comprises two reception rooms, a kitchen and a bathroom on the ground floor. To the first floor, there is a bedroom with an en suite WC and wash hand basin, along with a further bedroom. In addition, there is a useful loft room with a Velux window. Early viewing of this property is highly recommended.





Dining Room

Double glazed window to the front, door to front, wooden flooring, radiator.

Living Room

Under stairs storage, laminate floor, double glazed window to the rear, radiator, wood burner.

Kitchen

Fitted with a range of wall, base and drawer storage units, extractor fan, sink and drainer unit with mixer tap, plumbing washing machine, double glazed window to the side, vinyl flooring, radiator.

Rear Lobby

Door to outside.

Bathroom

Double glazed frosted window to the side, bathroom suite comprising of panelled bath with mains shower above, WC and hand wash basin. Radiator, part tiled walls.

Landing

Drop down ladders to useful loft area with velux window.

Bedroom 1

Double glazed window to the front, radiator. En Suite toilet and hand basin.

Bedroom 2

Double glazed window to the rear, radiator, built in storage with baxi boiler.

Outside

A good-sized, established and attractive rear garden, featuring a lawn, patio and seating areas

Agents Notes

Newcastle-under-Lyme Council Tax Band A

Important Notice

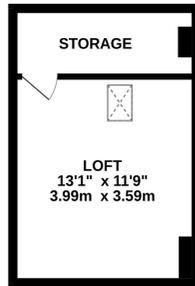
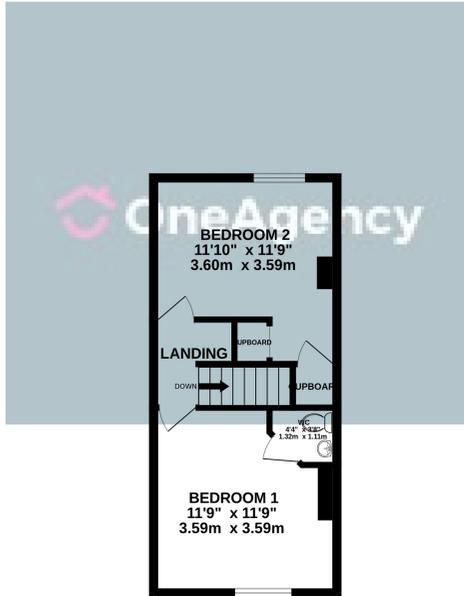
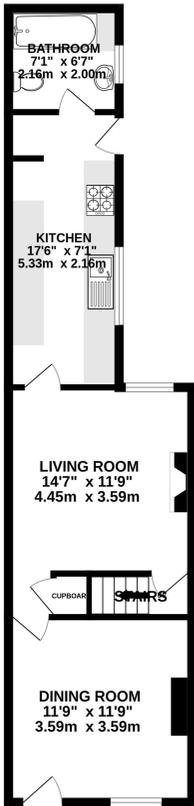
All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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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