



Woodshutts Street, Talke, Stoke-on-Trent ST7 1LB



Offers in the region of

£99,950

GARDEN AT REAR! A generously proportioned mid-terrace property offering well presented accommodation which comprises; entrance hall, through lounge/dining room. modern kitchen, two double bedrooms and IMPRESSIVE FAMILY BATHROOM. To the rear of the property there is a good size garden with two outhouses, paved patio and lawned garden. Internal viewings are strongly recommended to fully appreciate all this property has to offer,

To view: 01782 784442
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Entered via a UPVC front door. Original coving and architrave. Stairs leading to first floor. Radiator.

Double glazed window to the front elevation. Feature gas fireplace.

Double glazed window to the rear elevation. Door to cellar. Radiator

With power & lighting.



Kitchen 9'11" x 8'8" (3.02m x 2.65m)

Modern kitchen fitted with a range of wall and base units with complementary work surface over incorporating 1½ bowl 'Belfast' style sink and drainer. Integrated gas hob and electric oven with extractor unit. Integrated fridge. Space and plumbing for washing machine. Double glazed windows to the rear and side elevations and UPVC glazed door giving access to the rear garden. Ceramic tiled flooring. Heated towel rail.

**Bedroom One 13'0" x 11'10" (3.96m x 3.60m)**

Double glazed window to the front elevation. Radiator.

Bedroom Two 13'1" x 9'8" (3.99m x 2.94m)

Double glazed window to the rear elevation. Radiator.

Dressing Room/Storage Cupboard

Double glazed window to the front elevation. Loft access.

Bathroom 10'2" x 9'9" (3.11m x 2.96m)

Impressive spacious bathroom comprising; low level WC, moulded hand wash basin set in vanity unit, egg shaped bath tub with floor mounted taps and double walk in shower unit. Fully tiled walls and ceramic tiled floor. Double glazed windows to the rear elevation. Storage cupboard housing gas combination boiler. Chrome heated towel rail.

**External**

Good size garden to the rear of the property with paved patio and lawned garden. Two outhouses, one with WC.

**IMPORTANT NOTICE**

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.