Shaw's
& Company Estate Agents Ltd

St. Martins Road

Talke Pits, ST7 1QP

- A DETACHED RESIDENCE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- HALL, LOUNGE, KITCHEN/DINING ROOM
- CLOAKS/W.C, GARAGE. GARDEN ROOM
- THREE BEDROOMS, UPDATED WHITE BATHROOM
- LANDSCAPED GARDENS
- UPVC D/G, GAS C/H

£245,000

St. Martins Road, Talke Pits, Stoke-on-Trent

Property Description

INTRO

A brilliant opportunity to acquire a detached residence within this popular location with no chain comprising; hallway, lounge, kitchen/dining room, rear porch/garden room, cloaks/w.c, an attached garage. Located to the first floor are three bedrooms, an updated white family bathroom with separate shower. Externally a landscaped front garden area, leading to the pleasant rear garden area. UPVC double glazing & gas central heating. The property is located within easy access to all amenities, excellent road links to the A34/A500/M6 network. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1QP. Turn in to St. Martins Road and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

A wide hallway entered through a UPVC door with glazed

panel. Radiator and to:

LOUNGE
14' 4" x 11' 7" (4.37m x 3.53m)
Window to the front elevation. Feature fireplace with inset gas fire, radiator.

KITCHEN/DINER
18' 4" x 9' 6" (5.59m x 2.9m)
Two windows to the rear elevation. A range of wall and base units, one and a half bowl inset sink, worksurface. Radiator.

REAR PORCH
8' 1" x 6' 7" (2.46m x 2.01m)
Single skin dwarf wall construction, UPVC double glazing.

CLOAKROOM
Low level W.C.

ATTACHED GARAGE
18' 7" x 9' 11" (5.66m x 3.02m)
Single skin construction. Up and over front door, two windows to the side elevation.

FIRST FLOOR LANDING
Window to the side elevation. Access to the loft, doors to:

BEDROOM ONE
12' 1" x 11' 5" (3.68m x 3.48m)
Window to the front elevation, radiator.

BEDROOM TWO
12' x 10' 11" (3.66m x 3.33m)
Window to the rear elevation, radiator.

BEDROOM THREE
8' 8" x 6' 8" (2.64m x 2.03m)
Window to the front elevation, radiator.

BATHROOM
Window to rear elevation. Suite comprising: panelled bath, enclosed shower cubicle, low level W.C, wash hand basin with vanity cabinet.

EXTERNALLY

FRONTAGE
A landscaped garden laid to lawn with shrub borders. A driveway provides off road parking.

REAR
Landscaped garden laid to lawn with shrub borders and a

paved patio.

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 C

EPC RATING (PDF available online)
Current: Potential:

108 St. Martins Road

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here,

108 St. Martins 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 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