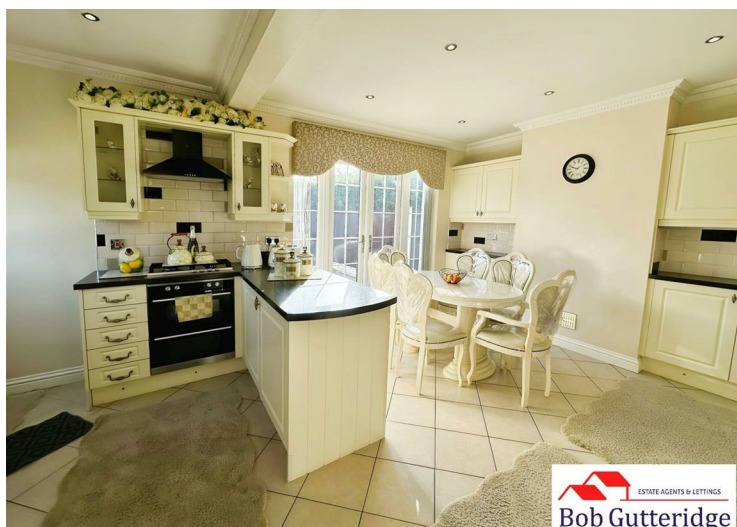


## Roberta Talke Road, Talke Pits, Stoke-On-Trent, Staffs, ST7 1UJ



**Freehold £239,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and beautifully presented semi detached home situated in a pleasant position in Talke overlooking fields to the front. This home is well placed for access to the A34 & M6 as well as being near to popular local schools, shops and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, open plan fitted kitchen / diner and to the first floor are three bedrooms along with a first floor bathroom. Externally the property is set on a desirable plot with ease of maintenance gardens to front and rear along with ample parking for several vehicles plus a utility shed and outside WC. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN !**

### **ENTRANCE HALL**

With Upvc double glazed frosted front access door with inset Georgian pattern, Upvc double glazed window to side with inset Georgian pattern, cornice to ceiling, four LED spotlight fittings, battery/mains smoke alarm, double panelled radiator, oak effect flooring, stairs to first floor landing and part panelled/part glazed door leads off to;

### **BAY FRONTED LOUNGE 4.09m x 3.30m (13'5" x 10'10")**

With Upvc double glazed bay window to front with inset Georgian pattern, coving to ceiling, six spotlight fittings, feature marble fireplace with electric built in fire, double panelled radiator, oak effect laminate flooring, power points and Sky-Q & BT telephone connection points (subject to usual transfers regulations).



**FITTED KITCHEN/DINING ROOM 5.23m x 3.51m (17'2" x 11'6" )**

With Upvc double glazed French doors to rear with inset Georgian pattern, Upvc double glazed window to side with inset Georgian pattern, Upvc double glazed frosted side access door with inset Georgian pattern, cornice to ceiling, nine spotlight fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in resin bowl and a half sink unit with chrome mixer tap above, built in four ring ceramic gas hob unit with oven/grill beneath and extractor hood above, integrated fridge/freezer, ceramic tiled flooring, ceramic splashback tiling, kickboard lighting, double panelled radiator and power points. Door leads off to under stairs storage cupboard with Upvc double glazed window to side with inset Georgian pattern, Main combination boiler providing domestic hot water and central heating systems, light fitting, electricity consumer unit, ceramic tiled flooring and ample domestic storage space.



**FIRST FLOOR LANDING**

With Upvc double glazed window to side with inset Georgian pattern, cornice to ceiling, positive air flow system, pendant light fitting, battery/mains smoke alarm, access to loft space with retractable ladder, power points and doors to rooms including;



**BEDROOM ONE (FRONT) 4.27m into bay x 3.30m (14'0" into bay x 10'10")**

With Upvc double glazed bay window to front with inset Georgian pattern, six LED spotlight fittings, double panelled radiator, oak effect laminate flooring, TV aerial point and power points.



**BEDROOM TWO (REAR) 3.51m x 3.30m (11'6" x 10'10")**

With Upvc double glazed window to rear with inset Georgian pattern, six spotlight fittings, double panelled radiator, oak effect laminate flooring, TV aerial point and power points.



**BEDROOM THREE (FRONT) 2.24m x 1.78m (7'4" x 5'10")**

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, double panelled radiator, oak effect laminate flooring and power points.



**FIRST FLOOR FAMILY BATHROOM 2.41m x 1.75m (7'11" x 5'9" )**

With Upvc double glazed frosted window to side with inset Georgian pattern, four LED spotlight fittings, extractor fan, fully tiled in travertine effect wall ceramics with decorative mosaic border tile, ceramic tiled flooring in travertine effect, low level WC, pedestal sink unit, roll top bath with Victorian style mixer tap and hair attachment, chrome towel radiator.



**EXTERNALLY**

**FORE GARDEN**

Bounded by garden brick walls along with concrete post and timber fencing, expansive stone chipped area provides ample off road parking for several vehicles, access via double gates leads alongside the property providing access off to;



**REAR GARDEN**

Bounded by concrete post and timber fencing with block paved area providing ample domestic patio space and sitting space etc, stone chipping provides ease of maintenance, access to a garden timber shed with power supply connected along with plumbing for an automatic washing machine providing plus ample domestic external storage space.



## OUTSIDE WC

With Upvc double glazed side access door with inset Georgian pattern, Upvc double glazed window to rear with inset Georgian pattern, light fitting, ceramic tiled flooring, a white suite comprising of low level WC and wall mounted sink unit.



## COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

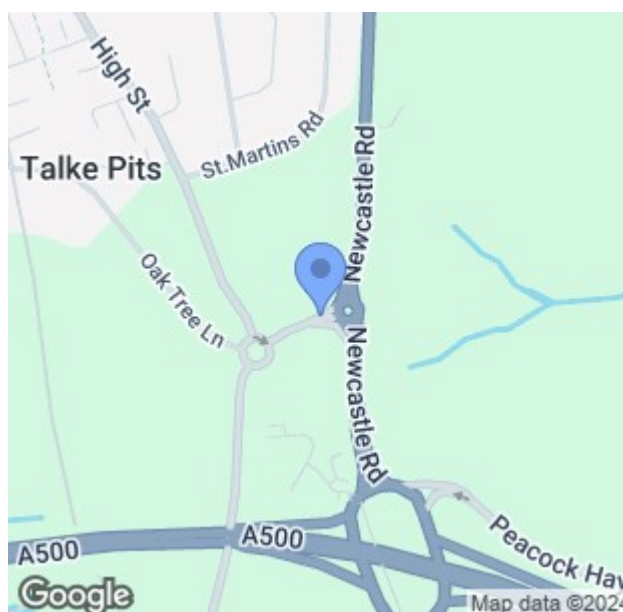
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

