

STEPHENSON BROWNE

Bowling Alley Street, Talke, Stoke-On-Trent

ST7 1GA

3 1 1

£195,000

DESCRIPTION

A modern three bedroom semi-detached family home in an ideal location close to commuting links and amenities, which would make a perfect first time buy or family home!

An excellent opportunity for anyone looking to make that all-important first step onto the property ladder, or for those simply looking to upsize to a three bedroom family home, this property benefits from an incredibly convenient location!

An entrance hallway leads to the kitchen and downstairs W/C, with a spacious lounge/diner benefitting from a bay window and French doors which lead onto the rear garden. Upstairs, there are three bedrooms (with bedrooms one and two featuring fitted wardrobes), as well as the family bathroom.

The property includes two parking areas, with a paved driveway to the side of the property and a separate tarmacadam driveway to the other side of the adjoining home. The delightful rear garden features decked and patio areas, with a lawn and slate border. There is also a generous summerhouse, which could suit a variety of uses as an office, gym or bar!

The property is ideally placed for a wealth of commuting links, including the A34, A500 and M6, with easy access to several schools such as St Saviour's C of E Academy, The Reginald Mitchell Primary School and The Kings Church Of England Academy. Amenities within Kidsgrove, Alsager and Talke itself are within easy reach, with Alsager Golf & Country Club also in close proximity.

An excellent family home which would make an ideal first time buy! Please contact Stephenson Browne to arrange your viewing.

























ROOM DESCRIPTIONS

Entrance Hall
Composite front door, laminate flooring, ceiling light point, radiator.

Downstairs W/C
Laminate flooring, UPVC double glazed window, ceiling light point, radiator, W/C, pedestal wash basin.

Kitchen
10'4" x 7'2"
Laminate flooring, UPVC double glazed window, ceiling light point, radiator, wall and base units, integrated oven and gas hobs, space and plumbing for appliances, stainless steel sink with drainer.

Lounge/Diner
14'5" x 14'3"
Laminate flooring, UPVC double glazed window, bay window and French doors leading to the rear garden, two ceiling light points, two radiators.

Landing
Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, storage cupboard.

Bedroom One
12'0" x 7'8"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

Bedroom Two
12'11" x 8'0"
Maximum measurements; Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

Bedroom Three
7'4" x 6'5"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom
6'5" x 6'2"
Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, extractor fan, chrome towel radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead shower.













Outside
To the property features a paved driveway away next to the property, with a separate tarmacadam driveway. To the rear of the property is a decked area with a patio, lawn and slate border. There is also a very useful summerhouse, which could suit a variety of uses as an office, gym or bar!

Council Tax Band
The council tax band for this property is B.

Freehold Tenure
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

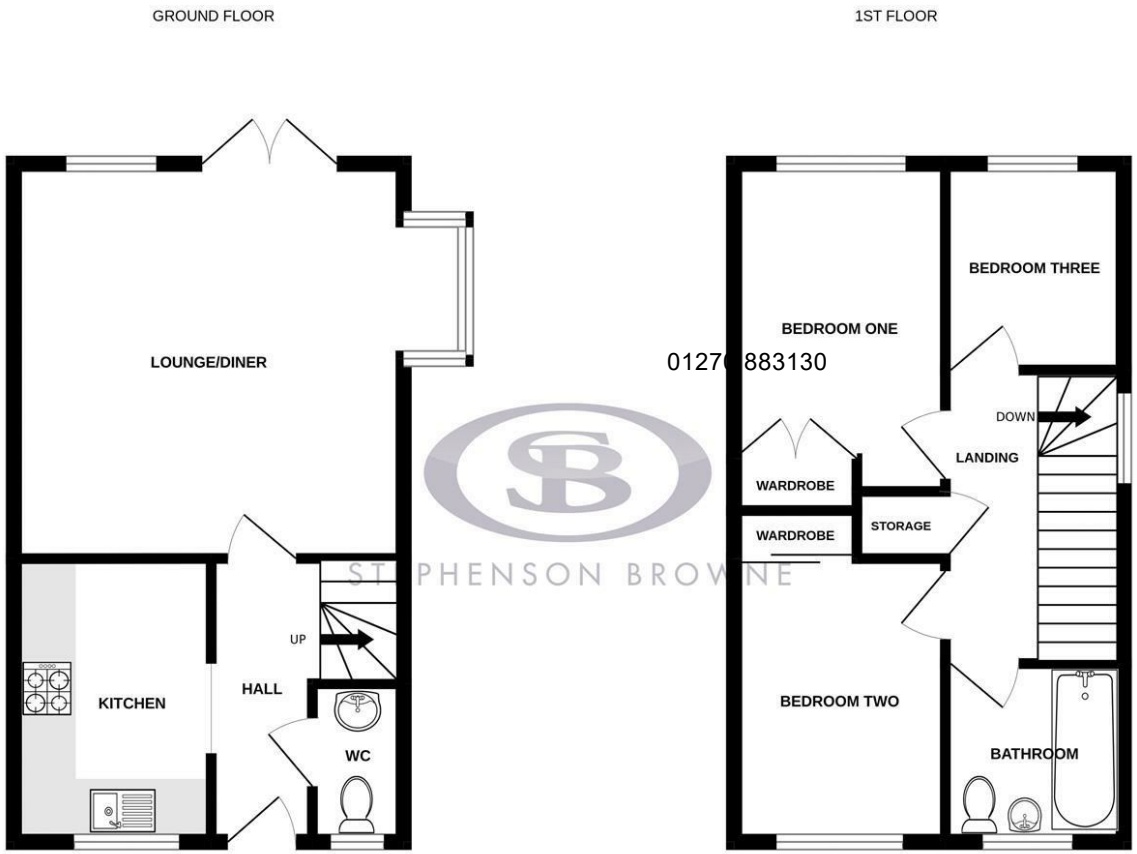
Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.







Floorplans

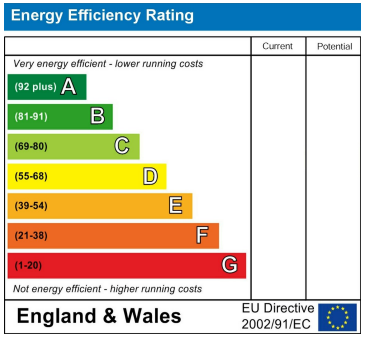


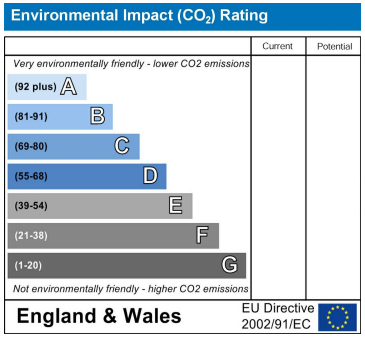
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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