

73 Bambury Drive, Talke, Stoke-On-Trent, Staffordshire, ST7 1GL

FOLLWELLS



- Three Bedroom Detached House
- On Popular Modern Development
- Attractive Double Fronted Design
- Corner Plot Position with South Facing Garden
- Large Detached Garage
- Walking Distance to Local District Amenities

3 

2 

1 

Asking Price

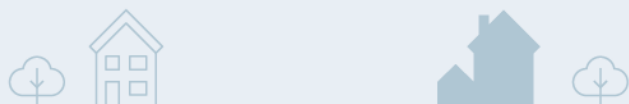
£245,000

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email@follwells.co.uk

01782 615530





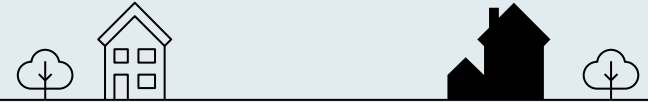
A well presented three bedroom detached house situated within a modern, small and popular development to the northern outskirts of the city and within easy reach of nearby amenities of the local district and various commuter links. It holds a prominent corner plot with private south facing enclosed garden and off-road parking in front of a larger than standard detached garage.

The property has an attractive double fronted design with dual window outlook from the majority of rooms and hosts all the modern living requirements to include a family dining kitchen and en suite facilities off the master bedroom.

The accommodation in greater detail provides a spacious reception hall with hard flooring running throughout the ground floor. There is a composite front entrance door with coats cupboard and a separate under stairs two piece cloakroom. The living room is situated to the left hand side which enjoys window outlook to the front and double patio doors open to the side garden. To the opposite side of the hallway is an open plan dining kitchen having dual window outlook to front and opposite side. The kitchen area is fitted with work surfaces having inset sink/drainer and a range of base/wall units including a cupboard housing the central heating boiler. Integrated appliances comprise of electric oven and gas hob with extractor hood, fridge freezer, dishwasher and washing machine.

The first floor provides a spacious landing area with access to three well proportioned bedrooms which includes dual aspect outlook to bedrooms one and two. The master bedroom has a three piece en suite shower room and a separate family bathroom which includes a further shower attachment over the bath services the remaining two bedrooms.





To the exterior there is a small paved pathway leading to the front door with assorted shrubs. There is a good size mainly enclosed south facing garden with privacy wall and artificial lawn and paved patio. A central pathway leads to rear access for the garage which is of larger than standard size and of brick/tile construction with up and over door and light/power connection.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

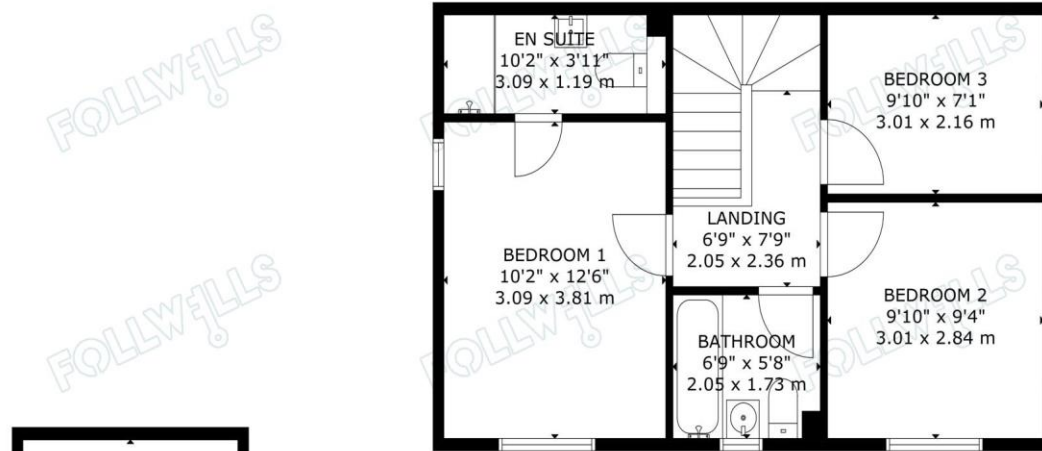
Glazing - uPVC

Tenure - Freehold

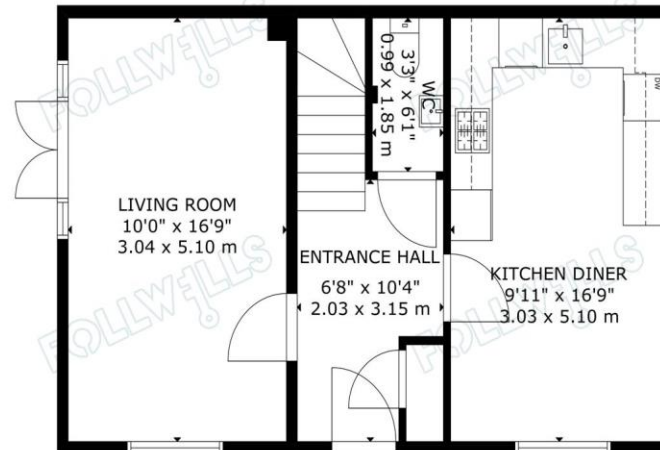
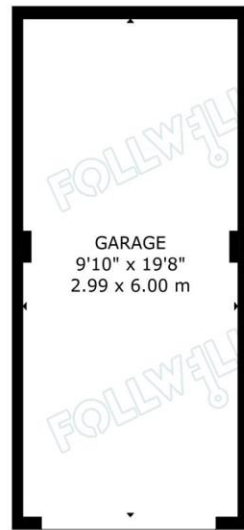
Council Tax Band 'C' EPC Rating 'B'

Agents Note - We understand there will be a maintenance charge payable once the estate is finished. Currently estimated at £130 pa.

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



FIRST FLOOR



GROUND FLOOR



GROSS INTERNAL AREA
TOTAL: 86 m²/916 sq ft
GROUND FLOOR: 43 m²/458 sq ft, FIRST FLOOR: 43 m²/458 sq ft
EXCLUDED AREAS: GARAGE: 18 m²/193 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

