



**28 Talke Road**

ST7 2PW

**Offers Over £260,000**



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STEPHENSON BROWNE



A well-presented three bedroom semi-detached family home with a detached brick-built garage, offered for sale with no onward chain!

Filled with character and original features, this stunning property is deceptively spacious and would make an ideal family home. An entrance hallway leads to a sizeable lounge, with double doors opening into a dining room and conservatory area, whilst the kitchen and a downstairs W/C complete the ground floor. Upstairs, there are three generous bedrooms and a family bathroom which benefits from a bath as well as a walk-in shower area.

Off road parking is provided via a paved driveway and detached brick-built single garage, which features power and lighting and could be converted to suit a number of purposes (subject to planning permission). The rear garden features lawned and patio areas with mature border shrubs, offering a good degree of privacy.

Situated on Talke Road, the property is ideally placed for Alsager railway station, with easy access to the wealth of amenities within Alsager town centre. Schools such as Excalibur Primary School and St Gabriel's RC Primary School are within close proximity, whilst commuting links such as the A500 and M6 are within easy reach. If you're a keen golfer, Alsager Golf & Country club is also nearby.

A beautiful home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

#### Entrance Hall

Solid wood front door, fitted carpet, radiator, ceiling light point, cloaks cupboard, UPVC double glazed window.

#### Lounge

12'5" x 10'10" (3.790 x 3.314)

Plus UPVC double glazed bay window, Parquet flooring, ceiling light point, radiator, feature fireplace, double doors leading into;

#### Dining Room

9'11" x 8'10" (3.026 x 2.701)

Parquet flooring, ceiling light point, radiator, opening into;

#### Conservatory

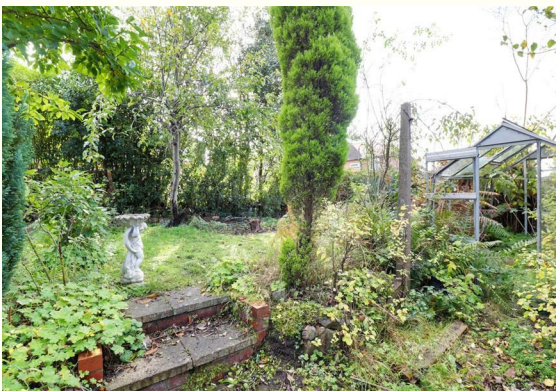
8'8" x 6'6" (2.659 x 2.005)

Parquet flooring, UPVC double glazed windows and door, two wall light points.

#### Kitchen

8'6" x 8'1" (2.600 x 2.472)

Laminate flooring, UPVC double glazed window, part tiled walls, wall and base units providing storage, one and a half bowl stainless steel sink with drainer, gas hob, double oven, dishwasher, opening into rear hall with UPVC double glazed rear door and under stairs storage cupboard.





#### **Downstairs W/C**

Laminate flooring, wooden framed window, ceiling light point, radiator, W/C, wash basin.

#### **Landing**

Fitted carpet, UPVC double glazed window, ceiling light point.

#### **Bedroom One**

12'4" x 10'10" (3.769 x 3.311)

Plus UPVC double glazed bay window, fitted carpet, ceiling light point, radiator, fitted wardrobe.

#### **Bedroom Two**

9'11" x 8'10" (3.043 x 2.699)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

#### **Bedroom Three**

10'1" x 8'0" (3.087 x 2.445)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

#### **Bathroom**

11'4" x 5'5" (3.466 x 1.674)

Laminate flooring, two UPVC double glazed windows, two ceiling light points, extractor fan, chrome towel radiator, tiled walls. W/C, wash basin, corner bath, wet-room style walk in shower.



#### **Outside**

To the front of the property is a paved driveway with a lawned garden and border shrubs, whilst the rear garden features patio and lawned areas with border shrubs, offering a good degree of privacy.

#### **Detached Garage**

23'0" x 10'1" (7.015 x 3.091)

A detached brick-built garage with tiled roof, with power and lighting. Offering potential for conversion (subject to planning permission) to suit a variety of needs.

#### **Council Tax Band**

The council tax band for this property is C

#### **NB: Tenure**

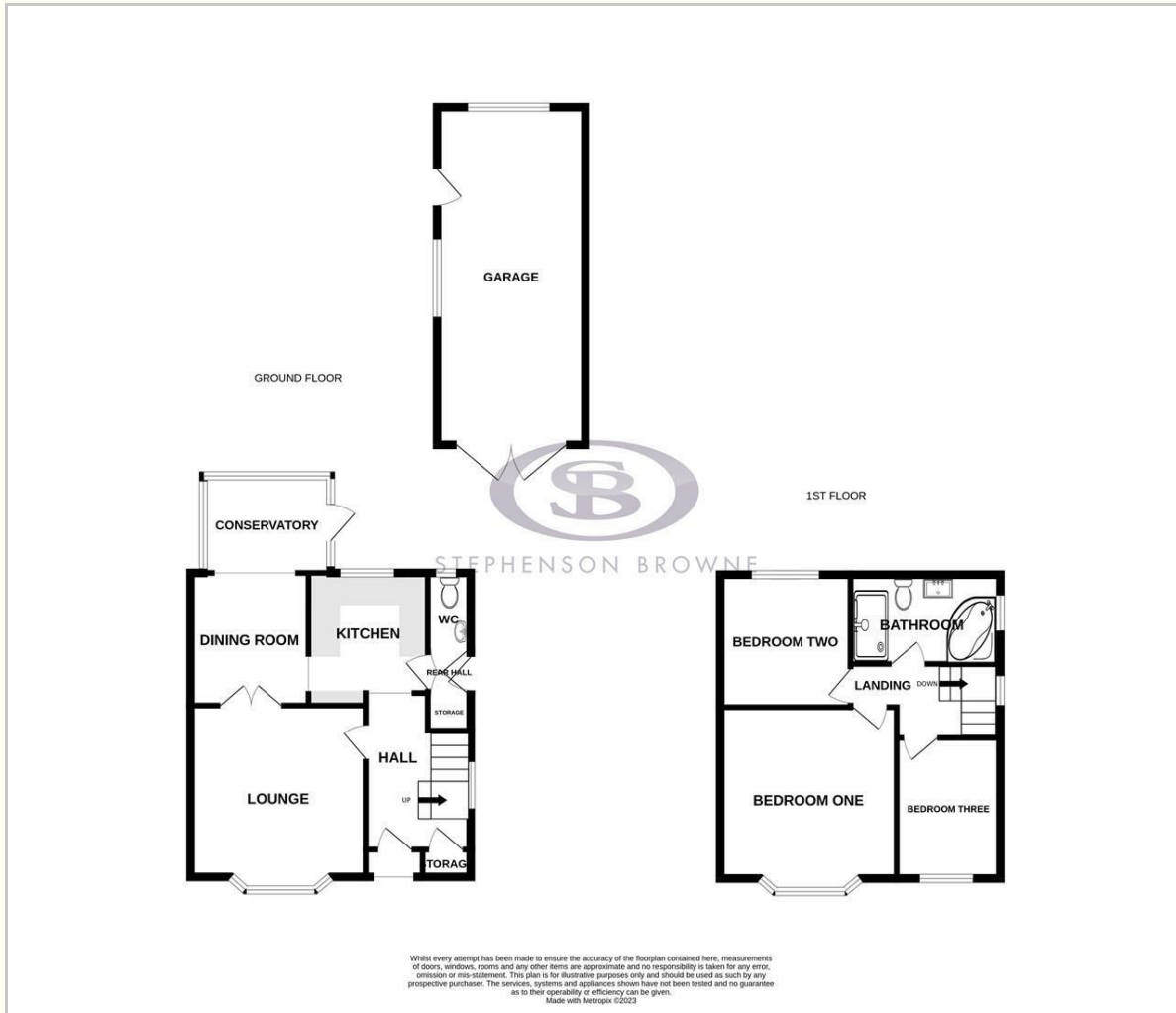
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### **NB: Copyright**

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## Floor Plan



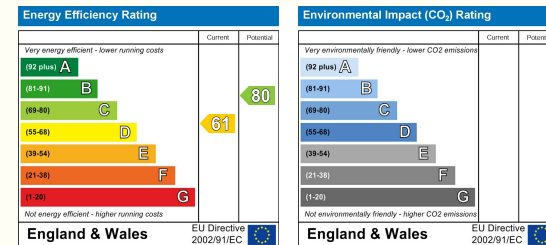
## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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