



**12 Derby Road**

ST7 1SG

**Offers Over £200,000**



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STEPHENSON BROWNE



**NO ONWARD CHAIN** - Presenting Derby Road, a spacious **TWO BEDROOM DETACHED TRUE BUNGALOW** set on a good size plot in a popular residential location within the confines of Talke. The property is set on level ground and benefits from a tiered rear garden, central heating and uPVC double glazing throughout. The bungalow also enjoys an attached garage and far reaching views over Mow Cop & beyond.

Accompanying the property a number of notable features, some of which include: A welcoming entrance porch with tiled floor, hallway leading to all rooms, a spacious lounge with contemporary feature fireplace, an open plan dining/kitchen with plenty of space for a variety of appliances, handy built-in wardrobes to both bedroom one and two, plus a family bathroom with modern double length shower for ease of access.

Externally, the property sits on a generous plot with a lovely tiered, established garden to the rear which benefits from a good degree of privacy and looks out to those Mow Cop views! A driveway can be found at the front of the bungalow, providing off-road parking and leads to the single attached garage. The bungalow is ready to move into, whilst providing scope to update and decorate to your taste, and would make a perfect home for someone looking to downsize.

To fully appreciate the property's position on the estate, true size and rear garden early viewing is advised. Call Stephenson Browne today!



### **Accommodation**

Having a uPVC double glaze panelled door opening into:

#### **Entrance Porch**

With tiled flooring, double glazed window to front and side elevation, entrance light and a wooden panel door opening into:

#### **Entrance Hall**

With doors to all rooms, access to loft space via loft hatch, thermostat, radiator, fitted carpet, pendant light, door into:

#### **Lounge**

14'5" x 12'8" (into bay)

Having pendant lights, coving, double glazed walking bay window to front elevation, ample power points, TV point, radiator, telephone point and a feature Adam style fireplace with hearth and surround housing an ornate electric fire.

#### **Dining Kitchen**

11'8" x 8'10"

With tiled flooring, ceiling light, double glazed window overlooking the rear garden, radiator, partially tiled walls, a built-in storage cupboard/pantry, a range of wall, base and drawer units having rolltop working surfaces over incorporating stainless steel sink/drainer unit, space and plumbing for automatic washing machine, integrated fridge, space for freestanding cooker with extractor canopy over, radiator, door into:

#### **Attached Garage**

20'4" x 9'2"

Having electrically operated roller door to front, dual aspect double glazed windows to side and rear elevation, personal door to rear, power and lighting. There is also a built-in storage cupboard which houses a wall mounted gas boiler serving central heating and domestic hot water systems.

#### **Bedroom One**

12'4" x 10'0"

A spacious double bedroom having a double glazed window to front elevation, ample power points, radiator and a range of built-in wardrobes.

#### **Bedroom Two**

10'6" x 8'11"

A well proportioned and versatile second double bedroom having pendant light, double glaze window overlooking the rear garden, coving, ample power points, radiator and a range of built-in wardrobes.





### **Shower Room**

Having double glazed privacy window to rear elevation, ceiling lights, a chrome ladder style heated towel rail, partially tiled walls and fully tiled flooring, a white three-piece suite comprising of: a low-level WC, wall mounted hand wash basin with chrome taps and a walk-in refitted shower with chrome mixer shower having both a rainfall shower and separate handheld attachment.

### **Externally**

The property is approached by a wrought iron gates which opens out onto an easy to maintain front garden, the property also benefits from a driveway in front of the garage providing an invaluable off-road parking space.

The rear garden is a particular feature of the bungalow due to its overall size and views over Mow Cop castle and beyond. Having a large paved patio area planet and the space for garden furniture, water point, outside garden store, steps which lead down to eat mainly laid to lawn with well-stocked borders to all three sides home to a variety of established trees, shrubs and plants. The third tier at the foot of the garden has been designed with ease of maintenance in mind being mainly crazy paved with an additional garden store. The garden is fully enclosed on all sides with wall and fence boundaries and access the front can be made by the side of the property.

### **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.

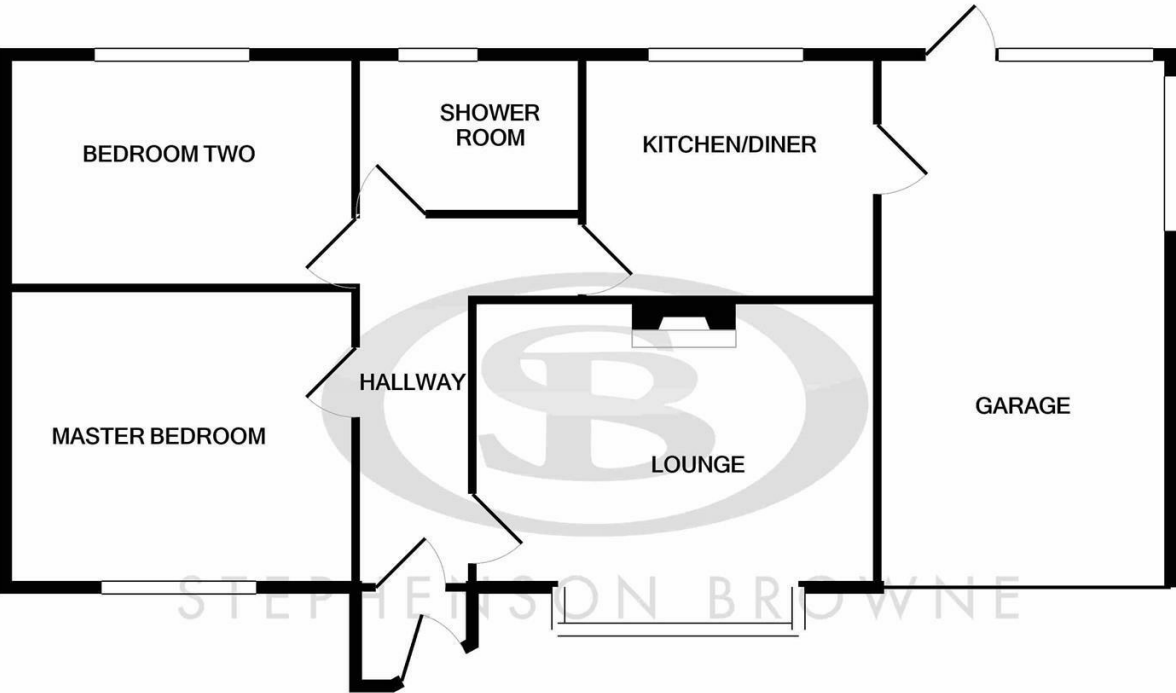
### **NB: Copyright**

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Floor Plan



TOTAL APPROX. FLOOR AREA 937 SQ.FT. (87.0 SQ.M.)

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. 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



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 83        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

Viewing

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

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