



76 Talke Road

ST7 2PW

Offers Over £260,000



3



1



2



C



STEPHENSON BROWNE

A simply stunning EXTENDED three bedroom semi-detached family home in a popular area, featuring a downstairs W/C, utility room and two spacious reception rooms, as well as a kitchen/diner!

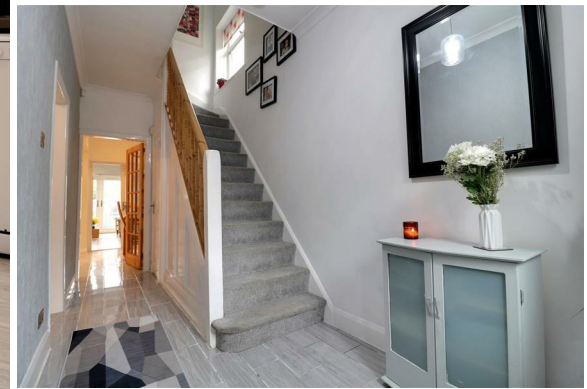
This sensational home has been extended to the ground floor to create a fantastic living area, with a very useful layout offering the best of contemporary living and ideal for families!

An entrance hallway leads to the lounge and a well-proportioned kitchen/diner, but the real surprise here is the extension which features a garden room, downstairs W/C and a very useful utility room! Upstairs, there are three bedrooms (two of which feature fitted wardrobes), with a family bathroom completing the accommodation.

Ample off-road parking is provided via a full-width tarmac driveway, whilst the low-maintenance rear garden features decked and patio areas, with an artificial lawn and mature border shrubs - fully enclosed and offering a good degree of privacy, this garden is perfect for families with children and/or pets!

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

UPVC double glazed front door, tiled flooring, ceiling light point, under stairs storage cupboard.

Lounge

13'11" into bay x 10'9"

Laminate flooring, UPVC double glazed bay window, ceiling light point, radiator.

Kitchen/Diner

17'2" x 11'10"

Maximum measurements - tiled flooring, UPVC double glazed window (and additional UPVC double glazed picture window into garden room), downlights, radiator, wall and base units, one and a half bowl stainless steel sink with drainer, tiled splashback, integrated double oven, fridge/freezer, sliding UPVC double glazed doors leading into;

Garden Room

15'2" x 9'11"

Laminate flooring, UPVC double glazed French doors leading to the rear garden, two skylight windows, radiator.

Utility Room

10'5" x 4'5"

Tiled flooring, UPVC double glazed rear door, downlights, space and plumbing for appliances, wall storage units, extractor fan, work surface and tiled splashback.

Downstairs W/C

4'5" x 3'8"

Tiled flooring, downlights, extractor fan, W/C, wash basin.

Landing

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

Bedroom One

12'0" x 8'11"

Minimum measurement to front of Fitted Wardrobes - fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Two

11'11" x 10'11"

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

Bedroom Three

6'10" x 5'11"

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



Bathroom

8'4" x 5'10"

Tiled flooring, part tiled walls, part panelled walls, downlights, towel radiator, UPVC double glazed window, W/C, wash basin with vanity unit, P-shaped bath with mains shower.

Outside

To the front of the property is a full-width tarmac driveway, whilst the rear garden features an artificial lawn, stone patio and a decked area with mature border shrubs, offering an excellent degree of privacy!

Council Tax Band

The council tax band for this property is C.

NB: Tenure

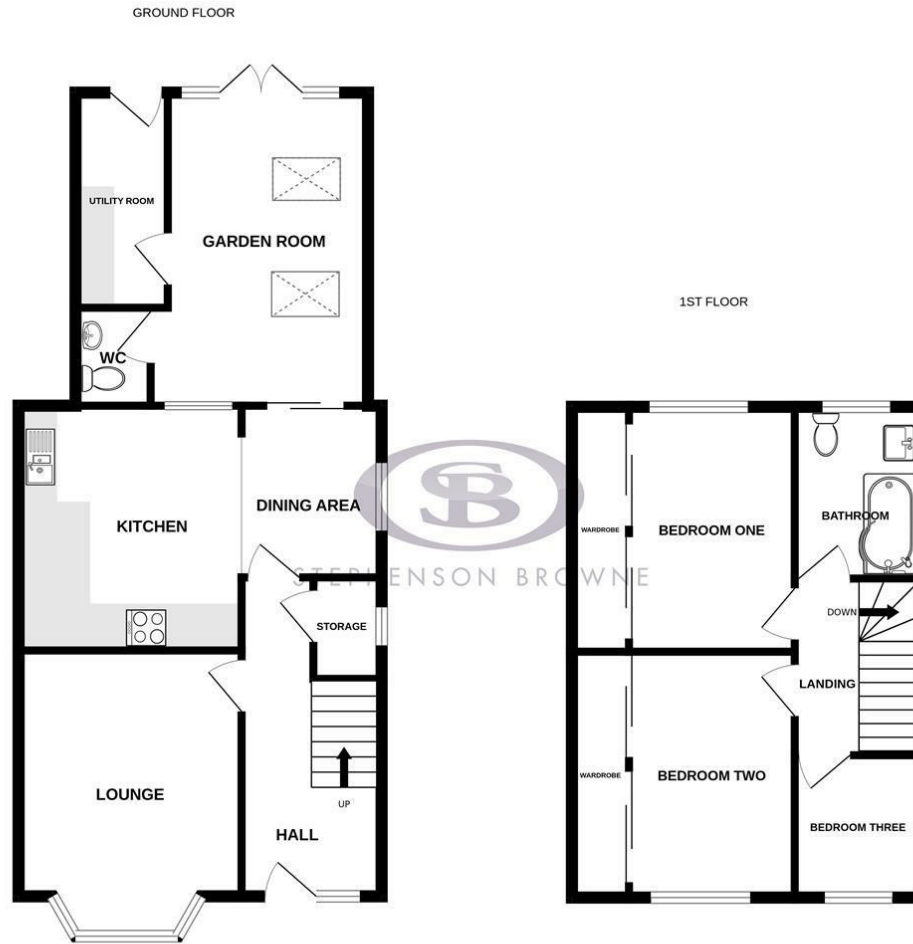
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floor Plan



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		70	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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