



**1 Slacken Lane**

ST7 1NQ

**Offers Over £275,000**



4



2



1



C



STEPHENSON BROWNE



An extended detached family home with three/four double bedrooms, a lounge/diner and a separate study!

Having been in the same ownership for 46 years, this is a superb opportunity to purchase a substantial family home which is offered for sale with no onward chain! The property has been carefully updated and maintained over the years, which includes several triple glazed windows.

An entrance hallway leads to a spacious study (potential fourth bedroom) and a separate lounge/diner, with the kitchen, inner hall, downstairs W/C and a garden room (currently used as a 'catio') completing the ground floor. Upstairs there are three double bedrooms and a family bathroom, with the master bedroom also featuring an-ensuite shower room. Given the extensions and change in layout, the landing has also been altered to include a reading area.

Ample off-road parking is provided via a gravelled driveway with gated access, whilst the rear garden features patio areas with mature shrubs and two storage sheds, both of which feature power and lighting.

Set back on Slacken Lane, just off the A34 (Congleton Road) in Butt Lane/Talke, the property is ideally placed for a number of commuting routes including the M6 and A500. Several schools are nearby, including The Reginald Mitchell Primary School, St Saviour's C of E Academy, and The King's Church of England Academy. Leisure facilities such as Kidsgrove Leisure Centre and walks along the Trent & Mersey Canal also in easy reach.

A deceptively spacious family home which benefits from having no onward chain! Please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

Fitted carpet, UPVC double glazed front door, ceiling light point, radiator.

### **Study/Bedroom Four**

18'4" x 12'0"

Maximum measurements (tapered room shape) -  
Laminate flooring, triple glazed UPVC bay window, two ceiling light points, radiator.

### **Lounge**

14'3" x 10'8"

Fitted carpet, UPVC triple glazed bay window, ceiling light point, radiator, gas fire, open archway into;

### **Dining Room**

10'0" x 9'3"

Fitted carpet, UPVC double glazed sliding door to garden room, ceiling light point, radiator.

### **Kitchen**

13'3" x 11'11"

Maximum measurements - Tiled flooring, UPVC double glazed window and rear door leading to the garden room, downlights, radiator, part tiled walls, one and a half bowl sink with drainer, space and plumbing for appliances, space for range cooker, under stairs storage cupboard.

### **Inner Hall**

Tiled flooring, ceiling light point.

### **Downstairs W/C**

Tiled flooring, ceiling light point, W/C, pedestal wash basin, combi gas central heating boiler.

### **Garden Room**

Timber flooring, currently used as a 'catio'.

### **Landing**

Fitted carpet, two UPVC triple glazed windows, two ceiling light points, radiator, incorporating a reading area.

### **Bedroom One**

17'2" x 11'2"

Maximum measurements (tapered room shape) - Fitted carpet, UPVC triple glazed window, two ceiling light points, radiator, fitted wardrobes.

### **En-Suite**

6'5" x 5'6"

Vinyl flooring, UPVC double glazed window, ceiling light point, radiator, tiled walls, W/C, pedestal wash basin, shower cubicle.





### **Bedroom Two**

12'5" x 10'7"

Fitted carpet, UPVC triple glazed bay window, ceiling light point, radiator, wardrobes.

### **Bedroom Three**

12'5" x 8'8" to fitted wardrobes

Vinyl laminate effect flooring, UPVC triple glazed window, ceiling light point, radiator, storage cupboard.

### **Bathroom**

6'9" x 6'3"

Tiled flooring, UPVC double glazed window, tiled walls, ceiling light point, radiator, W/C, pedestal wash basin, bath with overhead shower.

### **Outside**

To the front of the property is a gated gravelled driveway, with mature border shrubs, whilst the rear garden features patio and shrubs/trees, with two storage sheds both featuring power and lighting.

### **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**

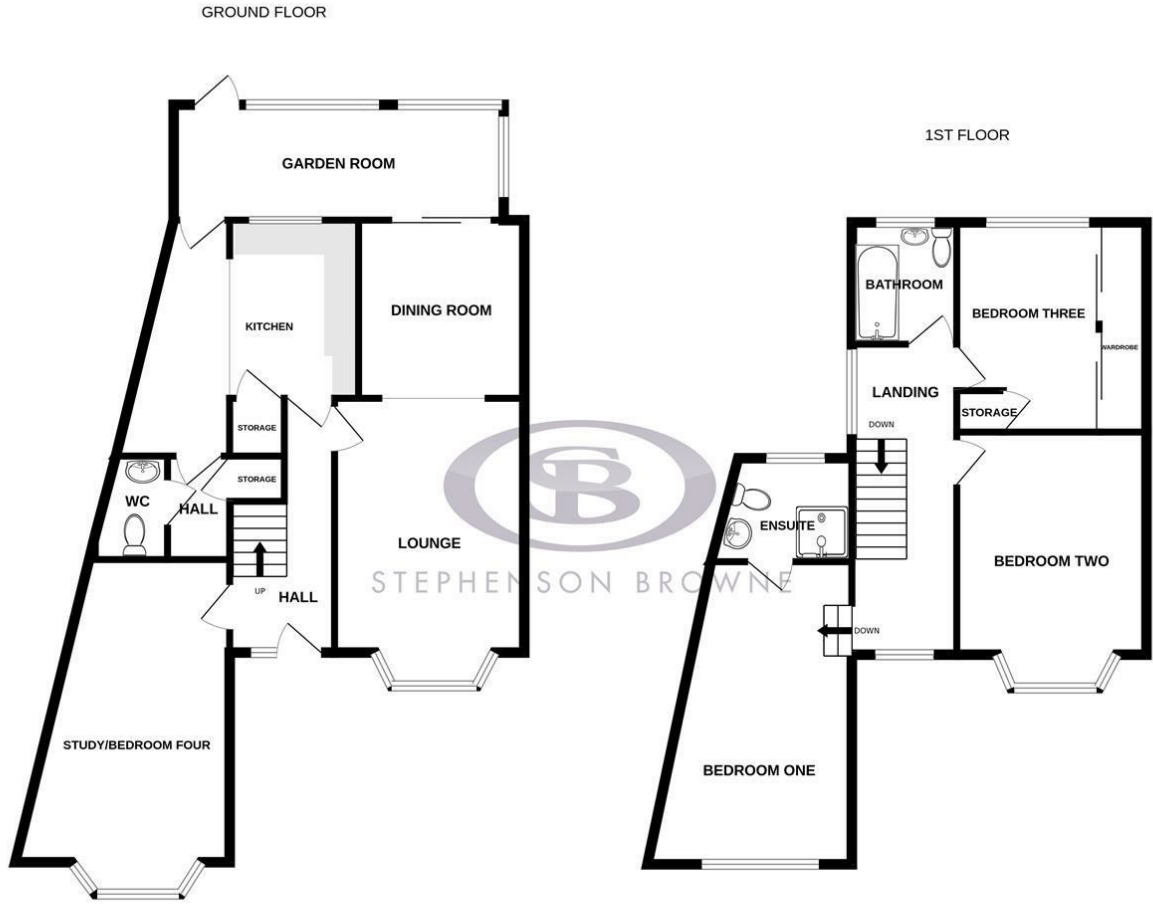
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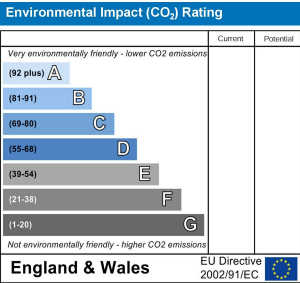
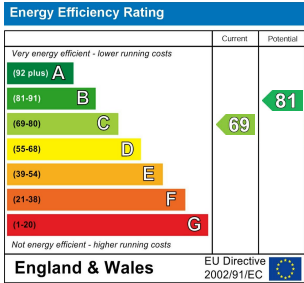
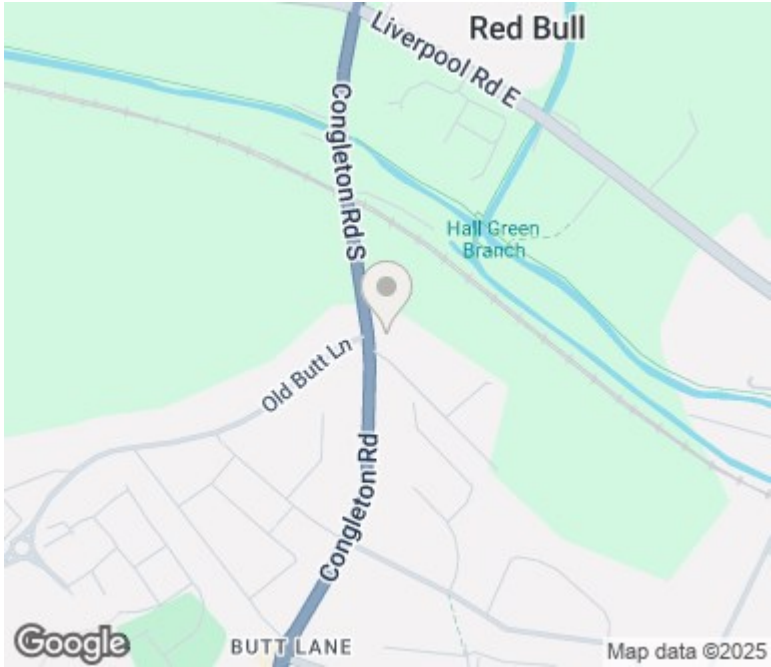


Floor Plan



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Area Map



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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