



1 Bunkers Hill

ST7 1NZ

Offers Over £215,000



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STEPHENSON BROWNE

FREEHOLD TENURE & NO CHAIN - This stunningly presented, three bedroom semi-detached property on Bunkers Hill is welcomed to the market offering a perfect home for a wide range of individuals, from lucky first time buyers to growing families. As one of Persimmon Homes' 'Hanbury' designs, the property boasts excellent internal accommodation and a great position on the cusp of the development.

Having been recently constructed, the property benefits from 8 years remaining of the structural warranty, together with a landscaped rear garden by the current owners.

Upon entry, you will find an entrance hall with access to the downstairs wc, lounge, the fully fitted kitchen offers a range of wall, base and drawer units and offers space for all necessary appliances as well as a dining table. To the first floor are three bedrooms, the principal having an en-suite shower room and a bathroom with three piece suite.

The property features a driveway providing off road parking for two vehicles. The landscaped rear garden benefits from patio and lawned areas.

Don't miss out on the opportunity to own this wonderful home in Talke, ideal for first time buyers, investors and families alike!

Entrance Hall

Composite entrance door having double glazed frosted inserts. Stairs to the first floor. Single panel radiator.

Lounge

11'11" x 14'4" (3.654 x 4.370)
Double panel radiator. Double glazed window to the front elevation. TV & aerial point. Understairs storage cupboard.

Kitchen/Diner

9'5" x 15'4" (2.889 x 4.674)
Range of wall, base and drawer units will roll top work surfaces over incorporating a 1.5 bowl stainless steel single drainer sink unit with mixer tap. Integrated oven with Neff induction hob and extractor canopy over. Integrated dishwasher. Integrated fridge freezer. Single panel radiator. Double glazed French doors opening to the rear garden.

Downstairs WC

3'0" x 5'6" (0.928 x 1.701)
Two piece suite comprising a low level wc with push button flush and a pedestal wash hand basin with mixer tap and splashback tiling. Double glazed frosted window to the front elevation. Single panel radiator.

First Floor Landing

Loft access point. Doors to all rooms. Built-in storage cupboard with shelving.





Principal Bedroom

9'7" x 11'9" (2.923 x 3.605)

Single panel radiator. Double glazed window to the front elevation. Built-in storage cupboard with shelving. Door into:-

En-Suite Shower Room

6'2" x 5'4" (1.899 x 1.629)

Three piece suite comprising a low level wc with push button flush, pedestal wash hand basin with mixer tap and splashback tiling and a shower cubicle having rainfall shower and rinser attachment. Double glazed frosted window to the front elevation. Single panel radiator.

Bedroom Two

7'6" x 9'2" (2.304 x 2.817)

Single panel radiator. Double glazed window to the rear elevation.

Bedroom Three

7'7" x 5'10" (2.323 x 1.783)

Single panel radiator. Double glazed window to the rear elevation.

Family Bathroom

Three piece suite comprising a low level wc with push button flush, pedestal wash hand basin with mixer tap and splashback tiling and a paneled bath with mixer tap. Single panel radiator.



Externally

The front of the property is approached by a tarmac driveway providing parking for two vehicles. Pathway leading down the side of the property to an access gate to the rear garden. The rear garden is mainly laid to lawn with a paved patio area providing ample space for garden furniture. Outside tap. Raised borders housing a variety of trees, shrubs and plants. Fenced boundaries. Electric car charging point.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

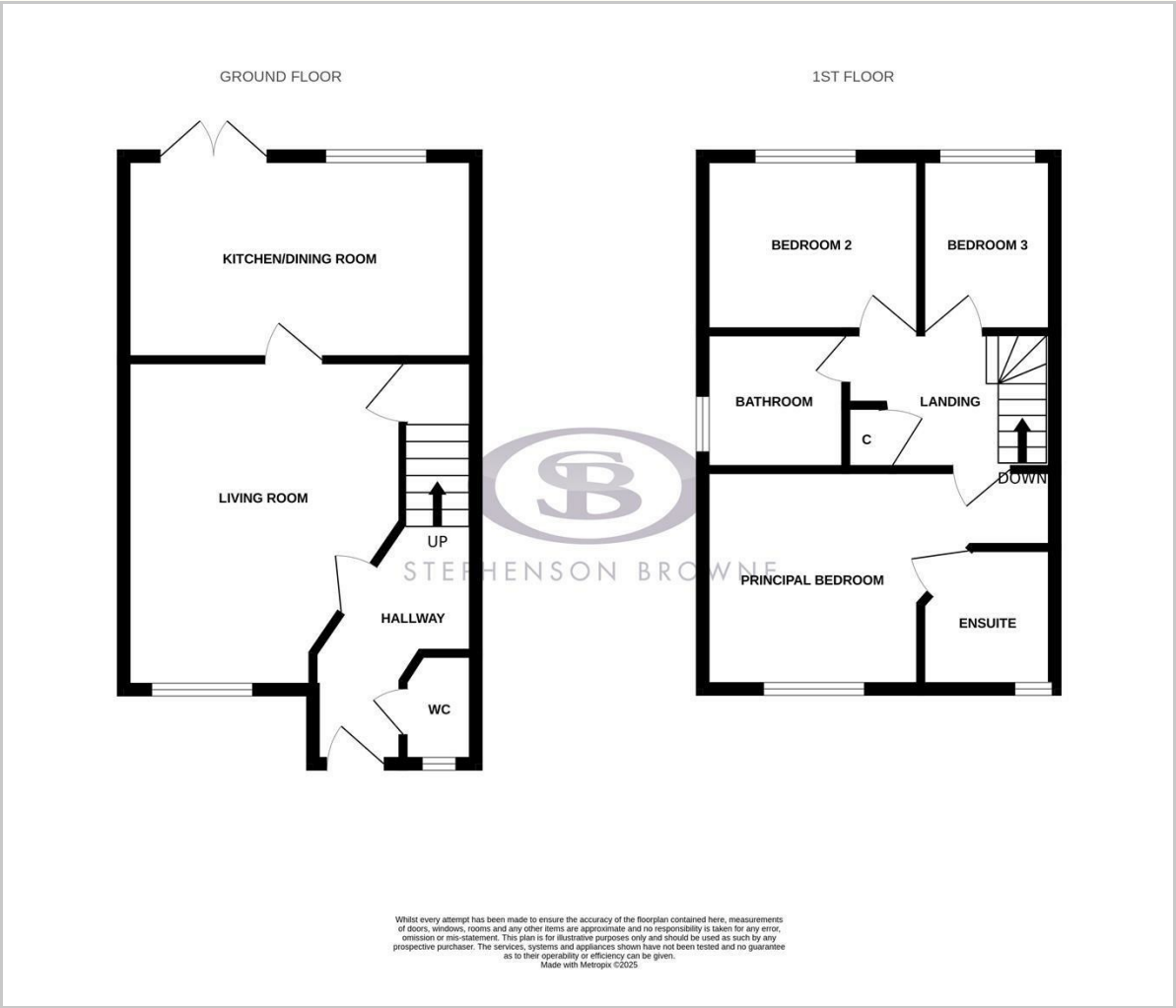
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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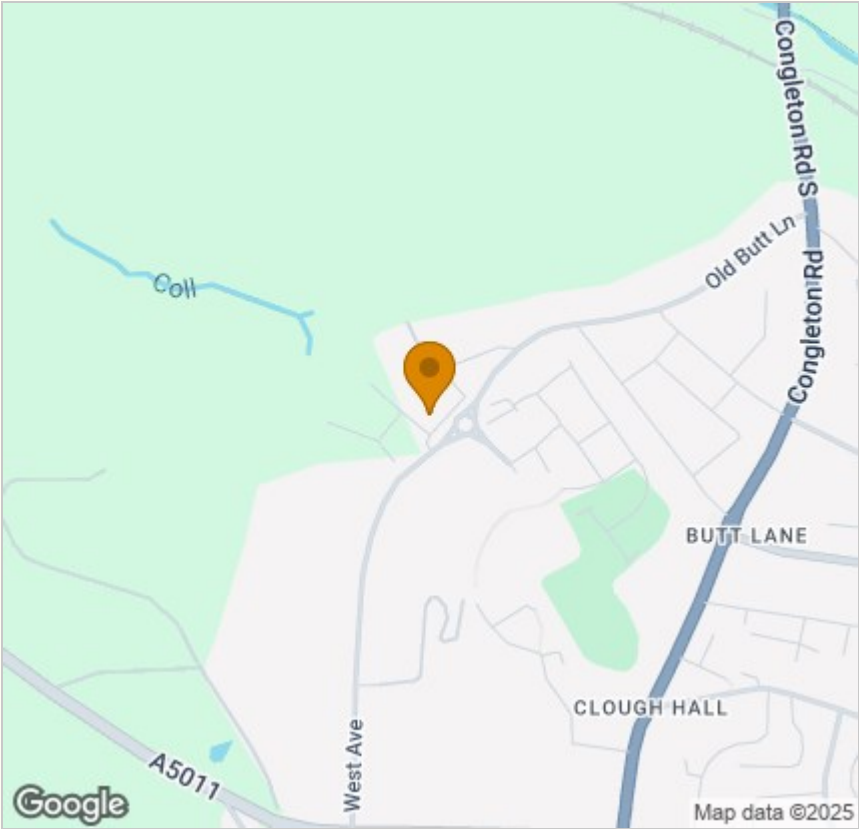
Floor Plan



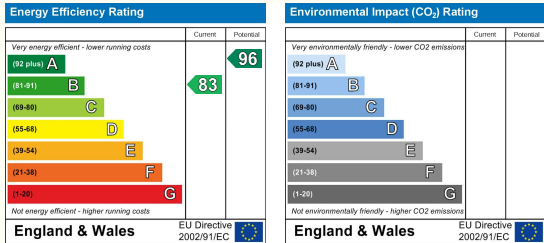
Viewing

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



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