



5 Bullhurst Close

ST7 1GD

Guide Price £265,000



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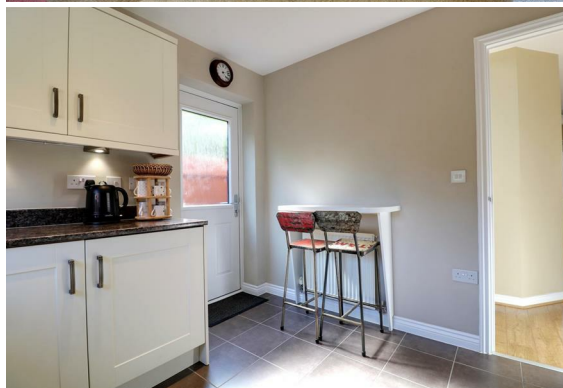
STEPHENSON BROWNE

IMMACULATE CONDITION - Stephenson Browne are delighted to bring to market this excellent example of a THREE BEDROOM DETACHED family home located on a popular development within Talke. Having been occupied by the same owner since it was built in 2012, this wonderful property has been immaculately looked after, with a new boiler installed November 2024 and carpets fitted in 2022 (both with 10 year guarantee), and is ready to move straight into!

In brief, the property enjoys a well thought layout and a range of brilliant features worthy of noting, some of which include: generous hallway with integral access to the garage where there is ample storage, facilities to create a utility area, or to be used for a car if desired. You will also find two reception rooms in the form of a dining room and lounge, with the latter boasting UPVC double glazed sliding doors to the garden, and a superb modern kitchen. Fully fitted with a number of wall, base and drawer units this room presents all of the integrated appliances you will need, such as: AEG high level double oven, AEG four point electric hob with extractor over, Montpellier fridge and Becko dishwasher which has recently been replaced! The current owner has also cleverly added a breakfast bar to fit stools below. The downstairs accommodation is also home to a larger than most WC. To the first floor, you will find two spacious bedrooms both hosting fitted wardrobes and with the principle also enjoying it's own en-suite. Bedroom three is a great sized single, and the stunning family bathroom occupies a white three piece suite with a shower over the bath.

Externally, the property sits at the end of a private road and hosts a driveway for two cars, as well as the garage space. The garden is beautifully styled with extensive patio meaning it is easy to maintain.

To truly appreciate the position, internal spec and the condition of this favourable home, call Stephenson Browne today!!



Hallway

Enjoying wood flooring throughout, radiator, two ceiling light fitting, stairs to the first floor with wooden bannister fixed to the wall, doors to all first floor rooms, including:

Lounge

14'1" x 10'5"

A bright and airy lounge space with lovely marble effect, electric feature fireplace enjoying ambient lighting, fitted carpet, ample sockets, ceiling light fitting, radiator and UPVC double glazed sliding doors opening to the garden.

Kitchen

9'10" x 9'10"

Comprising of a range of contemporary wall, base and drawer units with granite working surfaces over, under counter ambient lighting and integral appliances such as: AEG high level double oven, AEG four point electric hob with extractor over, sink with drainer and mixer tap, Montpellier fridge and Becko dishwasher that has recently been replaced. Having spotlighting to the ceiling, tile flooring, UPVC double glazed window to rear elevation, ample sockets, wall mounted breakfast bar with space for stools below and UPVC door with double glazed obscure glass insert opening to the side elevation.

Dining Room

10'3" x 8'6"

A great second reception room having a continuation of wood flooring matching the hallway, a UPVC double glazed window to front elevation, radiator, ceiling light fitting and ample sockets.

WC

Consisting of a low level WC, pedestal hand basin with tiled splash back, tiled flooring, ceiling light fitting, ceiling extractor and radiator.

Landing

Principle Bedroom

14'4" (to wardrobes) x 10'4"

A generous principle bedroom enjoying extensive fitted wardrobes with sliding doors, fitted carpet, a UPVC double glazed window to front elevation, ample sockets, radiator and door to...

En-suite

With low level push flush WC, hand basin incorporated within fitted storage unit and walk in shower, with tiled surround and glass sliding door. With partly tiled walls matching the shower surround, tile effect flooring, spotlighting, chrome heated towel rail and UPVC double glazed obscure glass window to front elevation.



Bedroom Two

12'7" x 8'11"

A good size second double bedroom also home to fitted wardrobes with sliding doors, ample sockets, ceiling light fitting, UPVC double glazed window to rear elevation and radiator.

Bedroom Three

9'10" x 7'11"

With a UPVC double glazed window to rear elevation, radiator, ample sockets, fitted carpet, ceiling light fitting and having ample space for a single bed, with the current owner also housing a desk/office area.

Bathroom

A lovely family bathroom with low level push flush WC, pedestal hand basin and panelled bath with over the bath shower, and glass shower screen. Hosting partly tiled walls to create splash back, tile effect flooring, chrome heated towel rail, spotlighting and UPVC double glazed obscure glass window to front elevation.

Garage

A versatile space which has been cleverly utilised to create a utility area/gym. With Rolux electric roller garage door (fitted March 2025), having fitted storage cupboards, part wood effect flooring, part cushion flooring, ceiling strip lights and ample sockets, alarmed and thermally insulated. It could easily be converted to store a car if desired.

Externally

To the front is a tarmac driveway to suit approximately two cars, having lovely landscaped beds with slate chippings, incorporating a range of decorative shrubs and access to the rear garden to a wooden gate at the side elevation.

The rear garden offers extensive Indian stone paving throughout, creating pathway to a slightly elevated area, ideal for seating or alternate outdoor furniture. With beautifully landscaped rockeries home to a range of decorative plants, shrubs and bushes, having a fence boundary to all elevations.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

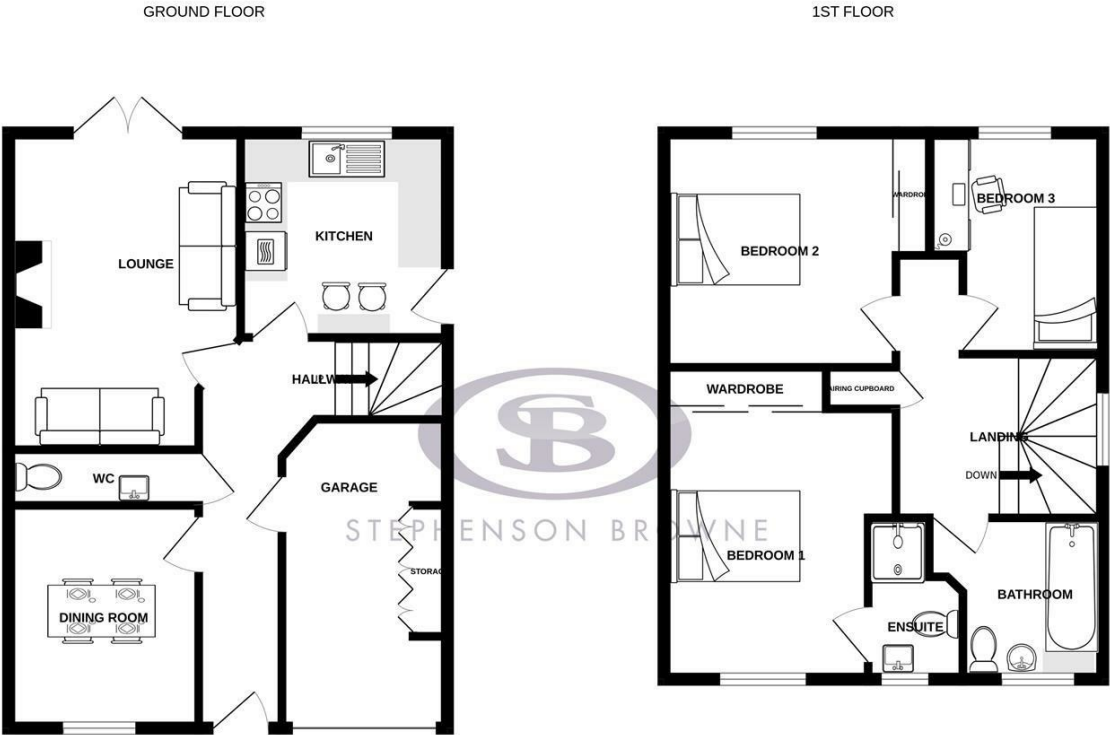
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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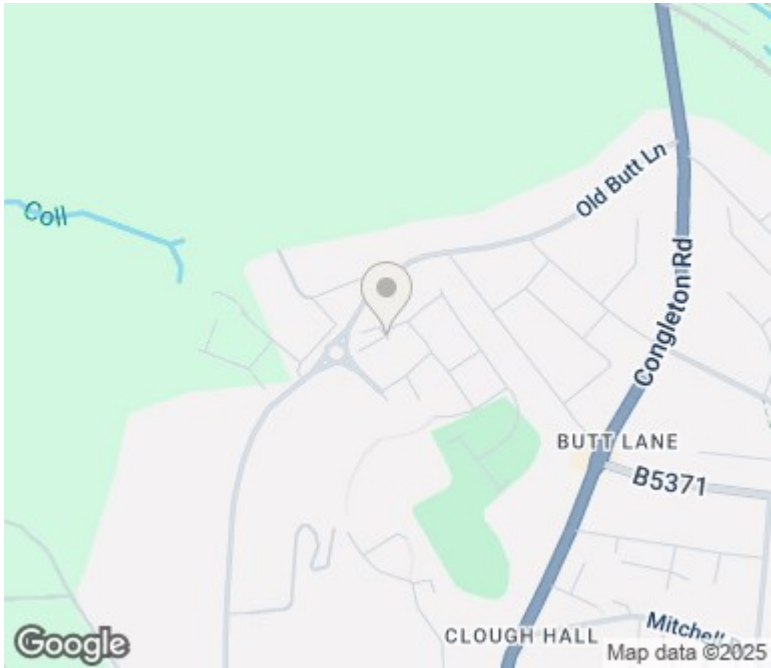


Floor Plan



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		86
(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	

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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