



54 Bunkers Hill

ST7 1NZ

Offers Over £260,000



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STEPHENSON BROWNE

A stunning three-bedroom detached house built in 2023 on the popular Hardings Wood development in Talke/Butt Lane, which is presented to the highest of standards!

This spacious home occupies a prime position in a quiet cul-de-sac, tucked away from the road but retaining excellent transport links to commuting routes and schools!

An entrance hallway accesses the lounge, with integral access into the garage from the hallway. An inner hall then leads to the downstairs W/C and the kitchen/diner, which includes a host of integrated appliances and features French doors leading to the rear garden. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room and fitted wardrobes, with the family bathroom completing the first floor.

Ample off-road parking is provided via a double-width brick-paved driveway and the integral garage, whilst the beautifully landscaped rear garden features lawned and patio areas with raised timber beds and shrubs, creating an idyllic spot to enjoy the best of the weather!

Situated on the popular Hardings Wood development, the property is ideally placed for a number of commuting links such as the M6, A500 and A34, whilst several schools are nearby including St Saviour's C of E Primary School and The Reginald Mitchell Primary School.

A fantastic family home offering well-proportioned rooms throughout! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Composite front door, fitted entrance matt carpet, ceiling light point, composite door providing integral access to the garage, radiator.

Lounge

16'1" x 10'3"

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

Inner Hall

Fitted carpet, ceiling light point, radiator.

Downstairs W/C

Vinyl tile effect flooring, ceiling light point, extractor fan, radiator, W/C, pedestal wash basin.

Kitchen/Diner

18'10" x 7'7"

Vinyl Herringbone effect flooring, two ceiling light points, radiator, UPVC double glazed window and French doors leading to the rear garden, one and a half bowl stainless steel sink with drainer, integrated oven, gas hobs, cooker hood, dishwasher, washing machine, fridge/freezer, combi gas central heating boiler, wall and base units providing storage.

Landing

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

Bedroom One

14'2" x 9'7"

Maximum measurements - Fitted carpet, two UPVC double glazed windows, radiator, ceiling light point, fitted wardrobes.

En-Suite Shower Room

6'11" x 4'4"

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

Bedroom Two

11'3" x 8'9"

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

Bedroom Three

9'10" x 7'10"

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

Bathroom

8'8" x 5'6"

Vinyl laminate effect flooring, UPVC double glazed window, towel radiator, tiled walls, extractor fan, W/C, pedestal wash basin, bath with overhead Mira shower.



Outside

To the front of the property is a double-width brick-paved driveway and mature shrubs, whilst the beautifully landscaped rear garden features patio and seating areas with a lawn and gravelled border, alongside raised timber beds.

Garage

16'7" x 7'10"

Up and Over garage door, integral access to the hallway, 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

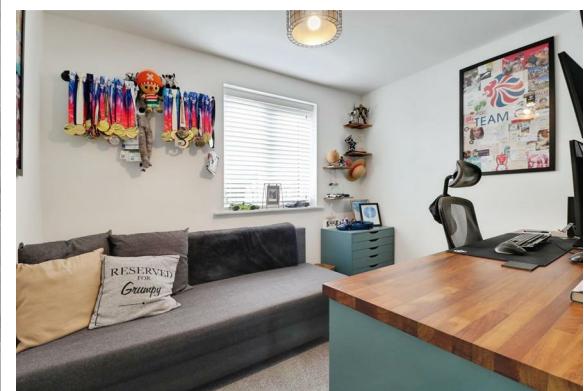
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Alsager AML Disclosure

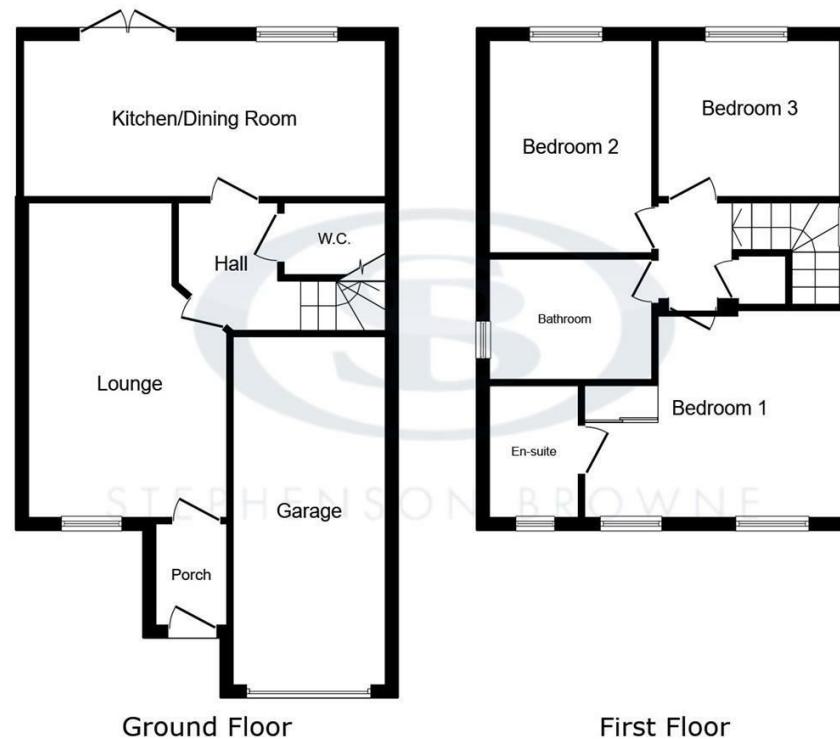
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Estate Charge

Whilst we have been informed by our sellers that the property is freehold, please note, we have been made aware by the sellers that an estate charge is payable to cover maintenance for the new development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

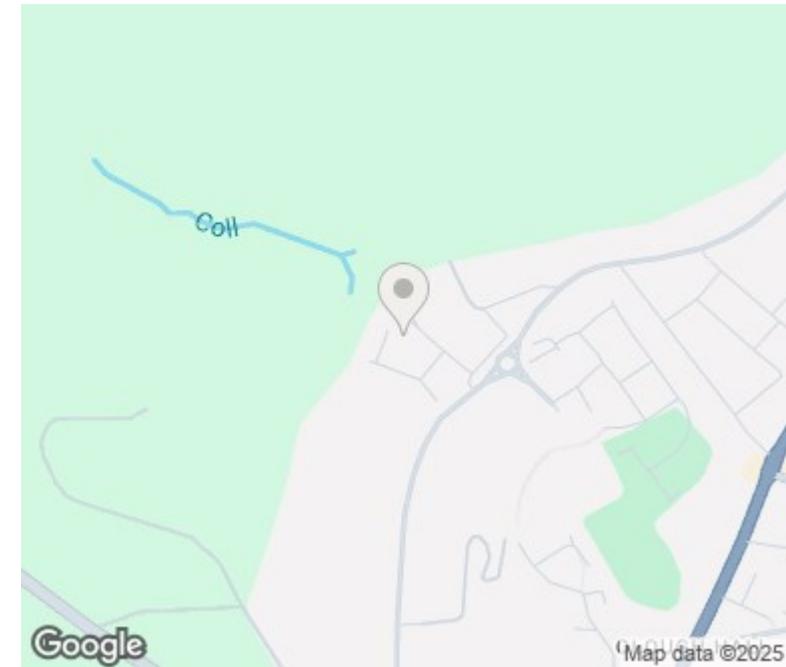


Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	94
(81-91)	B	82
(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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