



64 Talke Road

ST7 2PW

Auction Guide £190,000



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C



STEPHENSON BROWNE

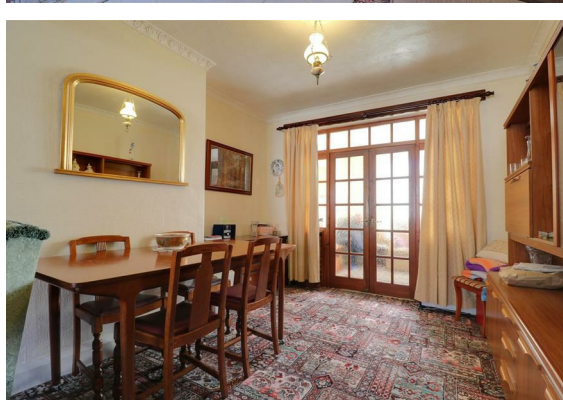
An extended three bedroom semi-detached home with a driveway and garage, offered for sale with no onward chain! A fantastic opportunity for first time buyers or families to purchase a traditional, bay-fronted semi-detached home in a very convenient location close to Alsager train station and town centre. The auction start bid is £190,000 plus reservation fee.

An entrance hallway leads to the downstairs WC, 24 feet long lounge and the kitchen, which opens into a separate dining area. Upstairs there are three bedrooms (two spacious doubles and a box room) and a modern shower room.

Ample off-road parking for multiple vehicles is provided via the driveway and single detached garage, whilst the rear garden features patio and lawned areas and creates an ideal setting to enjoy the best of the summer weather!

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.

An ideal first time buy in a very convenient location, please contact Stephenson Browne to arrange your viewing.



Entrance Hall

UPVC double glazed front door, fitted carpet, ceiling light point, radiator, under stairs storage cupboard.

Downstairs W/C

Laminate flooring, UPVC double glazed window, ceiling light point, W/C, wash basin.

Lounge

24'3" x 10'9"

Fitted carpet, UPVC double glazed bay window, two ceiling light points, radiator, gas fire, double doors opening into the Dining area.

Kitchen

17'4" x 5'11"

Tiled flooring, UPVC double glazed window and rear door, ceiling light point, radiator, one and a half bowl sink with drainer, wall and base units, tiled splashback, space and plumbing for appliances, opening into;

Dining Area

10'10" x 7'11"

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

Landing

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

Bedroom One

12'0" x 9'6"

Minimum measurement to Fitted wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Two

11'10" x 9'9"

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

Bedroom Three

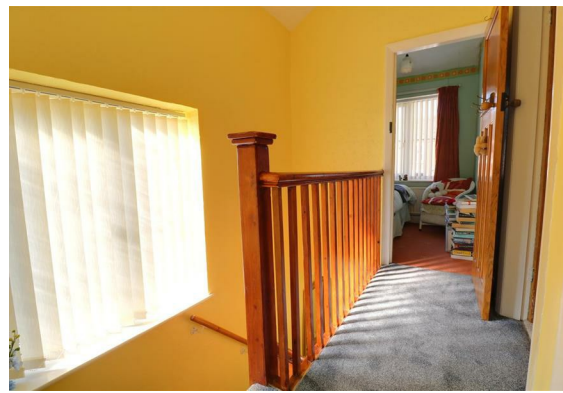
6'9" x 5'11"

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

Shower Room

8'2" x 5'9"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, airing cupboard, tiled walls, W/C, pedestal wash basin, shower cubicle.



Outside

To the front of the property is a paved driveway with a lawned garden and mature border shrubs, whilst the rear garden features patio and lawned areas with border hedges and mature shrubs.

Garage

16'0" x 7'10"
A detached single garage with double doors.

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

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

Alsager AML Disclosure

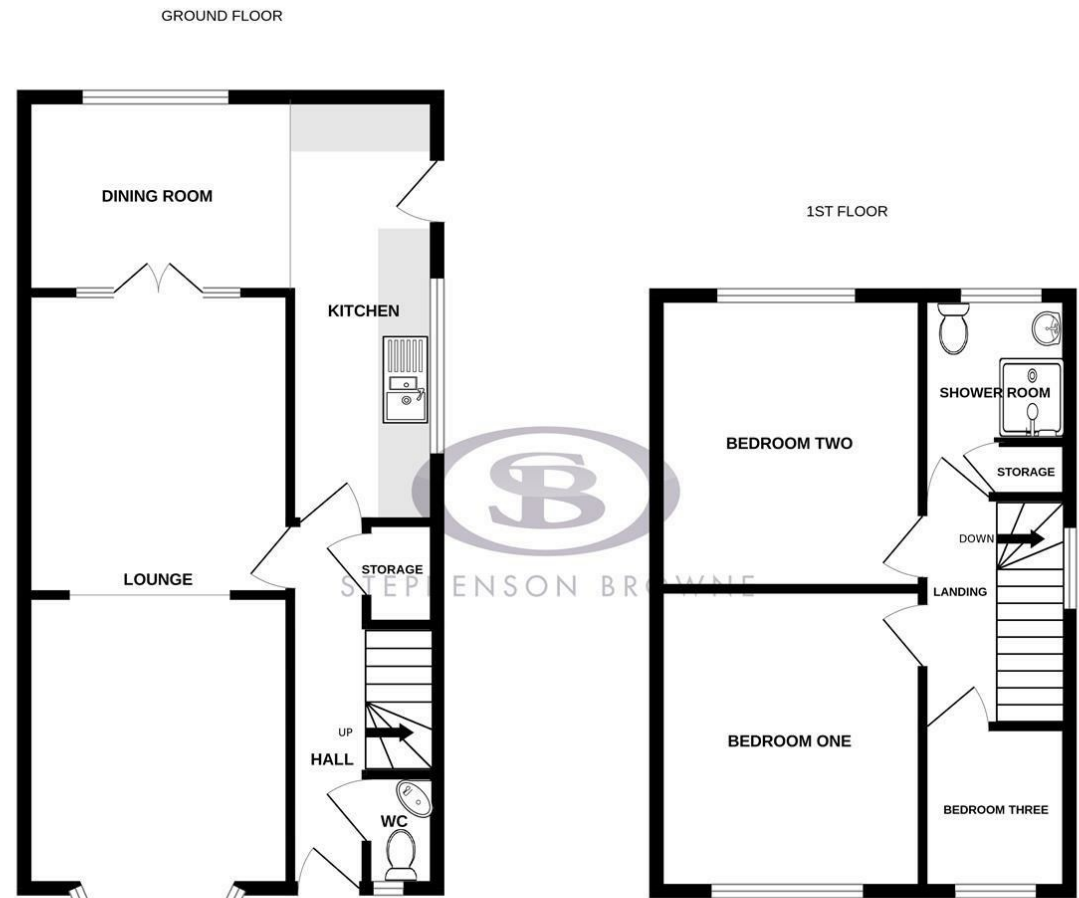
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Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



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		
(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	83

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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